Box 10B

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $127,500.00

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah J. Cohn
Affiant

Subscribed and sworn to before me, this 23 day of July, 2007.

Lee A. Cohen
Notary Public
My commission expires:

03-0707-34847

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Troy Kinsel<br>PO Box 160468<br>Nashville, TN 37216 | Same | 090-16-0 116.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William S. Talley, Jr. and Cynthia Lynn Talley Andrews, devisees under the Last Will and Testament of June Talley, deceased and Cynthia T. Andrews, Personal Representative for the Estate of June Talley, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Troy Kinsel, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 29, on the Plan of Section Two, Westboro, of record in Book 1424, Page 60, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Springer Talley and wife, Frankie June Talley by deed from D.E. Mallernee Jr. and wife, Mary Long Mallernee, dated 11/16/61, recorded 11/22/61, of record in Book 3311, Page 171, Register's Office for Davidson County, Tennessee. William Springer Talley and wife, Frankie June Talley having since died. William Springer Talley having predeceased Frankie June Talley. By Last Will & Testament of June Talley Docket #06P1417, office of the Davidson County Probate Court Clerk, subject property was devised to Cynthia Lynn Talley Andrews and William S. Talley, Jr.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 522 Westboro Drive, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 07/23/07 15:20 2 pgs
Fees:13.00 Taxes:471.75
20070723-0087392

WITNESS my hand this 20th day of July, 2007.

William S. Talley, Jr.
By: Cynthia T. Andrews

William S. Talley, Jr.
Devisee under the Last Will & Testament
Of June Talley, deceased
By: Cynthia T. Andrews, Atty in Fact

Cynthia Lynn Talley Andrews

Cynthia Lynn Talley Andrews
Devisee under the Last Will & Testament
Of June Talley, deceased

Cynthia T. Andrews

Cynthia T. Andrews
Personal Representative for the Estate
Of June Talley, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia Lynn Talley Andrews, devisee under the Last Will and Testament of June Talley, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 20th day of July, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia T. Andrews, Personal Representative for the Estate of June Talley, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 20th day of July, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia T. Andrews, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for William S. Talley, Jr., devisee under the Last Will and Testament of June Talley, deceased, and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, TN, this 20th day of July, 2007.

Notary Public
My Commission Expires: 2/22/2009

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN