This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 085-11-0
PARCEL: 015.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
BENJAMIN M. KANEY and ANITA D. KANEY
209 Myrick Drive
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/25/07 14:46 3 pgs
Fees:18.00 Taxes:547.60
20070725-0088384

WARRANTY DEED

THIS INDENTURE, made this 24th day of July, 2007 between

J.D. McDole and wife, Betty J. McDole

of Wilson County, Tennessee, hereinafter referred to as **Grantor**, and

BENJAMIN M. KANEY and ANITA D. KANEY, Co-Trustees of THE BENJAMIN M. KANEY AND ANITA D. KANEY TRUST, dated July 23, 2007

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 117 on the Plan of Stanford Country Club Estates, Section III as of record in Plat Book 2900, Page 67, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a point in the Easterly margin of Edgemount Drive at the corner of Lots 117 and 118; thence with the line between said Lots, Southeasterly 150 feet to a corner of Lot 115; thence with the line between Lots 115 and 117, Southeasterly 91.55 feet to a corner of Lot 116; thence with line between Lots 116 and 117, Southwesterly 185.2 feet to the Northerly margin of Myrick Drive; thence with the margin of said Drive, Northwesterly 211.1 feet to the beginning of a curve; thence around said curve, Northerly 39.27 feet to the margin of Edgemont Drive; thence with the margin of the same Northeasterly partly around a slight curve 132.87 feet to the point of beginning.

This being the same property conveyed to J. D. McDole and wife, Betty J. McDole by Warranty Deed dated 6/14/1968 from Woodrow W. Wallace and wife, Azile F. Wallace of record in Book 4243, Page 468, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2007 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

J.D. McDole by Kelly L. Dwenger Attorney in Fact
J.D. McDole by Kelly L. Dwenger, Attorney in Fact

Betty J. McDole by Kelly L. Dwenger Attorney in Fact
Betty J. McDole by Kelly L. Dwenger, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24TH day of July 2007, before me personally appeared Kelly L. Dwenger to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of J.D. McDole acknowledged that such person executed the same as the free act and deed of J.D. McDole.

Witness my hand and official seal at office this 24TH day of July, 2007.

Notary Public — My Commission Expires: 11/15/2010

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24TH day of July 2007, before me personally appeared ,Kelly L. Dwenger to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Betty J. McDole acknowledged that such person executed the same as the free act and deed of Betty J. McDole.

Notary Public — My Commission Expires: 11/15/2010

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $148,000.00.

Kelly L. Dwenger
Affiant

Sworn to and subscribed before me, this 24TH day of July, 2007.

Notary Public — My Commission Expires: 11/15/2010

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009