(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/07 08:21 2 pgs
Fees:13.00 Taxes:962.00

20070806-0093015

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$260,000.00.**

Tabatha Edwards
Affiant

Subscribed and sworn to before me this 30 day of July, 2007.

Rebecca D. Price
Notary Public
My Commission expires: 11/22/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jack Greer	New Owner	103-04-0-220.00
4405 Nebraska Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kirkpatrick Family, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jack Greer and Katherine Greer, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3, of Block 16 on the plan of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kirkpatrick Family, LLC, by deed from Wealthea L. Kirkpatrick, unmarried, Wilma Deck McDonald and husband James David McDonald, on June 23, 2005, of record in Instrument Number 20050721-0084761, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 104, Register's Office Davidson County, Tennessee.

This is improved property known as: **4405 Nebraska Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this July 30, 2007.

Kirkpatrick Family, LLC

Wilma D. McDonald
By Wilma D. McDonald

James D. McDonald
By James D. McDonald

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of July, 2007, before me, appeared James D. McDonald and Wilma D. McDonald to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are the Admin Members of Kirkpatrick Family, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said James D. McDonald and Wilma D. McDonald acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY