Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Sharon Sims Kirby
Affiant

Subscribed and sworn to before me, this 3rd day of August 2007.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 08/13/07 11:37 3 pgs
Fees:18.00 Taxes:1110.00
20070813-0096510

Address of New Owner:	Send Tax Bills to:	Tax Information
Kaci Curtis	PrimeTrust Bank	13104009800
1128 Woodvale Drive	P.O. Box 210145	
Nashville, TN 37204	Nashville, TN 37221	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip David Kirby and wife Sharon Sims Kirby**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kaci Curtis**, unmarried, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING LOT NO. 8 OF BLOCK NO. 18 ON THE PLAN OF COLLEGE PARK, AS OF RECORD IN BOOK 843, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 8 FRONTS 60 FEET ON THE NORTHERLY SIDE OF WOODVALE DRIVE AND RUNS BACK 134 FEET 2 INCHES ON THE WESTERLY LINE AND 132 FEET 6 INCHES ON THE EASTERLY LINE, WITH THE WESTERLY MARGIN OF HARCUM AVENUE, TO A DEAD LINE, MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP DAVID KIRBY AND WIFE, SHARON SIMS KIRBY BY WARRANTY DEED FROM RICHARD C. BEGIN, UNMARRIED, RECORDED ON THE 30TH DAY OF MAY, 2002 IN INSTRUMENT NO. 20020530-0065400, RE-RECORDED AT INSTRUMENT NO. 20020718-0086767, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following: (1) 2007 Property Taxes; (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK 18, COLLEGE PARK, as recorded in Plat Book 843, Page(s) 29; (3) Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 844, Page 440, Book 871, Page 49 and Book 1040, Page 651; (4) Easement for Sanitary Sewer recorded in Book 3921, Page 608, all of Record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1128 Woodvale Drive, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 3rd day of August 2007.

Phillip David Kirby

Sharon Sims Kirby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phillip David Kirby and Sharon Sims Kirby**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of August 2007.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6-27-09

FILE NO: TN2007070511

TAX MAP 131-7

