Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/21/07 09:17 2 pgs
Fees:13.00 Taxes:388.50
20070821-0099866

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of August, 2007, by and between Richard Kendall and wife, Kathy Kendall, and Ronnie Key, unmarried, , party of the first part, and Vincent P Merz Jr, ~~married~~ UNMARRIED, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section 3, Valley Grove, of record in Plat Book 5800, Page 153, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Richard Kendall and wife, Kathy Kendall and Ronnie KEY , by virtue of that certain Warranty Deed dated September 9, 2004, at Instrument No. 20040921-0113669 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 6011, Page 304; Book 6096, Page 287 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Richard Kendall

Kathy Kendall

Ronnie Key

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Richard Kendall, Kathy Kendall, and Ronnie Key, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of August, 2007.

Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Property Owner & Address: Vincent P Merz Jr
3075 BROOKVIEW FOREST
NASHVILLE TN 37211

Tax Parcel No 08713006100

Property Address: 4603 Forest Ridge Drive
Hermitage, TN 37076

MAIL TAX
BILLS TO: Freedom Mtg
400 Interstate NPkwy
Suite 580
Atlanta GA 30339-5030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $105,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

M L Nickerson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of August, 2007.

Notary Public

My Commission Expires: 7-5-11

NOTARY PUBLIC AT LARGE