PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(__gj_) Title No: 48920
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/03/07 14:30 2 pgs
Fees:13.00 Taxes:1054.50
20071003-0118063

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jason M. Mennino Tonya G. Mennino 4505 Brick Church Pike Whites Creek, Tennessee 37189	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, Texas 78288

TAX MAP-PARCEL NUMBERS: 03200014300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$285,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald B. Kenigson, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason M. Mennino and spouse, Tonya G. Mennino** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey by Ray G. Cole, Surveyor, No. 924, dated January 21, 1986, as follows:

BEGINNING at an iron pin in the easterly margin of Brick Church Pike, a corner to the property of James W. Balls of record in Book 4859, Page 657, Register's Office for Davidson County, Tennessee; thence with said margin of said Pike, North 7 deg. 56' 48" West 324.62 feet to an iron pin; thence North 83 deg. 21' 26" East 282.85 feet to an iron pin; thence North 78 deg. 25' 40" East 371.46 feet to an iron pin; thence South 3 deg. 01' 15" East 487.82 feet to an iron pin by a corner post; thence South 71 deg. 24' 28" West 423.32 feet to an iron pin; thence North 16 deg. 35' 32" West 255.00 feet to an iron pin; thence South 71 deg. 24' 28" West 160.00 feet to an iron pin marking the point of beginning.

BEING the same property conveyed to Ronald B. Kenigson, unmarried, by deed from Tomila Gale Nethery, unmarried, of record in Book 11364, Page 38 dated and executed on February 25, 1999 and recorded on March 3, 1999 in the Register's Office for Davidson County, Tennessee.

Teresa Burns-Kristy spouse of Ronald B. Kenigson joins in this conveyance for the sole purpose of conveying any and all marital rights in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008.

This is improved property, known as: 4505 Brick Church Pike, Whites Creek, Tennessee 37189

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 2007.

Ronald B. Kenigson

Teresa Burns-Kristy

State of TENNESSEE
County of DAVIDSON

On this 28th day of September, 2007, before me the undersigned authority, personally appeared Ronald B. Kenigson and Teresa Burns-Kristy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Sworn and subscribed before me this the 28th day of September, 2007

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires

Notary Public