AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,200.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF October, 2007.

Notary Public

WARRANTY DEED

O-FCR-07-829

SHANNON PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/19/07 08:39 2 pgs
Fees:13.00 Taxes:1121.84

20071019-0124147

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian Kern	~~Ian Kern~~ Bank of America	
829 Sutton Hill Road	(NAME) P.O. Box 17404 ~~829 Sutton Hill Road~~	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Baltimore MD 21297-1404 ~~Nashville, TN 37204~~	118-10-81.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TOD W. WEACHTER, AND WIFE CATHERINE D. WEACHTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IAN KERN, AND WIFE JUNE KERN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I: BEING LOT NO. 3 ON THE PLAN OF THE RESUBDIVISION OF CERTAIN LOTS IN SECTION II, BATTLEFIELD ESTATES, OF RECORD IN BOOK 3842, PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING IN THE SOUTHERLY MARGIN OF SUTTON HILL ROAD AT THE NORTHWEST CORNER OF LOT NO. 3 AT A CONCRETE MONUMENT; THENCE EAST ALONG SAID DRIVE, WITH A CURVE, 133.74 FEET TO THE CORNER OF LOTS 2 AND 3; THENCE SOUTHERLY WITH THE LINE BETWEEN LOTS 2 AND 3, 166.04 FEET; THENCE ALONG THE REAR LINE OF LOT 3, WESTERLY 86.27 FEET TO A CONCRETE MONUMENT; THENCE NORTH 22 DEG. 53 MIN. WEST 50.0 FEET TO A CONCRETE MONUMENT; THENCE NORTH 86 DEG. 22 MIN. WEST 126.7 FEET TO A CONCRETE MONUMENT; THENCE NORTH 4 DEG. 50 MIN. EAST 46.93 FEET TO THE BEGINNING. TRACT II: BEING THE REAR PORTION OF LOT 16 ON THE PLAN OF PLEASANT VALLEY ESTATES, SAID PLAN BEING RECORDED IN BOOK 1424, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 180.3 FEET NORTH OF THE EXISTING CONCRETE MARKER, THIS BEING A COMMON POINT OF LOT 16, LOT 17 AND LOT 3, OF THE BATTLEFIELD ESTATES, SECTION II, SAID MARKER BEING LOCATED IN THE SOUTHEAST CORNER OF THE FRANCES M. BROOKS' PROPERTY AND THENCE NORTH 82 DEG. 14 MIN. 42 SEC. WEST, 68.01 FEET TO A POINT; THENCE NORTH 18 DEG. 29 MIN. 30 SEC. WEST, 42.97 FEET; THENCE SOUTH 86 DEG. 22 MIN. EAST 61.7 FEET; THENCE SOUTH 22 DEG. 53 MIN. EAST 50.0 FEET TO THE POINT OF BEGINNING, THIS BEING THE UTMOST REAR PORTION OF THE PROPERTY OF FRANCES M. BROOKS. BEING THE SAME PROPERTY CONVEYED TO TOD W. WEACHTER AND WIFE, CATHERINE D. WEACHTER BY WARRANTY DEED FROM JAMES HARTLINE, UNMARRIED, RECORDED ON THE 23RD DAY OF JUNE, 2000 IN INSTRUMENT NO. 20000623-0062422, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TOD W. WEACHTER AND WIFE, CATHERINE D. WEACHTER BY WARRANTY DEED FROM JAMES HARTLINE, UNMARRIED, RECORDED ON THE 23RD DAY OF JUNE, 2000 IN INSTRUMENT NO. 20000623-0062422, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 3842, PAGE 55; PLAT BOOK 1424, PAGE 63; JOINT DRIVEWAY AGREEMENT IN BOOK 4952, PAGE 652; DRIVEWAY AND BRIDGE AGREEMENT IN INSTRUMENT # 20000623-0062421, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 829 Sutton Hill Road, Nashville. Tennessee 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 17th day of October, 2007.

Tod W. Weachter

Catherine D. Weachter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tod W. Weachter and Catherine D. Weachter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of October, 2007.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903