07

REALTY TITLE
Box 48A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00**

Albert R Carlson Sr
Affiant

Subscribed and sworn to before me, this 20th day of November, 2007

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason M. Kile | Quicken Loans | 135-16-O-A |
| (NAME) | (NAME) | (MAP) |
| 2440 Ravine Drive | 20555 Victor Parkway | 017.00CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37217 | Livonia, MI 48152 | |
| (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 consideration, the receipt of which is hereby acknowledged, I/we, Albert R. Carlson, Sr. and spouse, Sandra M. Carlson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jason M. Kile, a single man, as his Sole and Separate Property, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 33, on the Plan of Subdivision for Tracts 8, 9 & 10 of Nashboro Village, of record in Plat Book 5200, pages 186-189, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Albert R. Carlson, Sr. and wife, Sandra M. Carlson, by deed from Jimmie L. Lauthern and wife, Shirley J. Lauthern, dated February 14, 1997, of record in Book 10352, page 715, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2440 Ravine Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 11/29/07 15:01 2 pgs
Fees:13.00 Taxes:684.50

20071129-0138662

Witness my/our hand(s) this 20th day of November, 2007.

Albert R. Carlson Sr.

Sandra M. Carlson

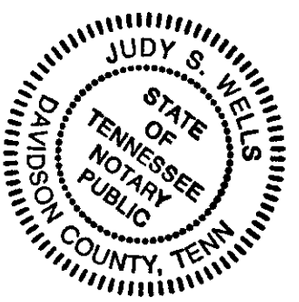
**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Albert R. Carlson Sr.; Sandra M. Carlson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of November, 2007.

Notary Public

My Commission Expires: 9/20/08




RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067