This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $553,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2007.

Notary Public

My Commission Expires: 11/22/10

Record and Return to:
Prepared By
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

Address New Owner:
Michael Bivens
935 Kirkwood Avenue
Nashville, TN 37204

Send Tax Bill To:
First Tennessee Home Loans
1555 W. Walnut Hill Lane
Ste. 200
Irving, TX 75038

Map & Parcel:
118-050-118.00

Davidson County DEEDWARR
Recvd: 12/03/07 09:43 2 pgs
Fees:13.00 Taxes:2046.10
20071203-0139546

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Brent Craig,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael E. Bivens and wife, Brandy M. Bivens,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 935, Kirkwood Commons, a Horizontal Property Regime with Privat Elements (P.U.D.), and further described and created as to each individual Unit in the Declaration of Protective Covenants, Conditions and Restrictions for Kirkwood Commons, A Horizontal Property Regime with Private Elements, as of record in Instrument No. 20061002-0121427, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brent Craig by deed from Rigid Development, Inc. dated September 7, 2007, of record in Instrument No. 20070914-0110510, Register's Office for Davidson County, Tennessee..

This conveyance in made subject but not limited to the following:

1. Lot Survey/Plot Plan as shown as Exhibit "B" to Declaration of Protective Covenants, Conditions and Restrictions for Kirkwood Commons, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061002-0120427, Register's Office for Davidson County, Tennessee.
2. Declaration of Protective Covenants, Conditions and Restrictions for Kirkwood Commons, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061002-0121427, Register's Office for Davidson County, Tennessee, and By-Laws for Kirkwood Commons Owner's Association, Inc. attached as Exhibit "D" thereto.
3. Charter for Kirkwood Commons Owner's Association, Inc. of record in Instrument No. 20060929-0121011, Register's Office for Davidson County, Tennessee.
4. Sewer Easement of record in Book 2140, Page 121, Register's Office for Davidson County, Tennessee.
5. Sanitary Sewer and/or storm Drainage Easement of record in Book 3913, Page 233, Register's Office for Davidson County, Tennessee.
6. All assessments and taxes due in 2007 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 935 Kirkwood Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land

in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of November, 2007.

Brent Craig

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Brent Craig,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 30th day of November, 2007.

Notary Public

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires: 1-30-10