THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08010054**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $429,000.00. Affiant Subscribed and sworn to before me, this 5th day of February, 2008. Notary Public My Commission Expires: 11-22-10

J. BRANDON MILLER — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Todd A. Williams and Andrea L. Kinnaird 1915 Holly Street Nashville TN 37206	Send Tax Bills To: ~~New Owner~~ Greenbank 130 Concord Road Knoxville, TN 37934	Tax Information: Tax Parcel ID No. 83-14-22.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anthony P. Ewing and Rashida Abbas, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd ~~A~~ Williams and Andrea L. Kinnaird,*** ~~husband and wife~~, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: ~~Both unmarried~~

*tenants in common with expressed rights of survivorship, both unmarried

Land in Davidson County, Tennessee, being Lot 23, RICHARDSON PLACE SUBDIVISION, as shown on plat of record in Plat Book 547, Page 135, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Anthony P. Ewing and Rashida Abbas, husband and wife by Warranty Deed from Michael J. Kaiser, unmarried, recorded on the 26th day of April, 2004 in Instrument No. 20040426-0046834, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1915 Holly Street Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of February, 2008.

Anthony P. Ewing by Rashida Abbas
Atty-in-Fact
Anthony P. Ewing

Rashida Abbas
Rashida Abbas

Davidson County DEEDWARR
Recvd: 02/06/08 13:07 2 pgs
Fees:13.00 Taxes:1587.30
20080206-0012410

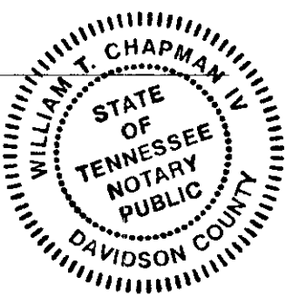
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rashida Abbas, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2008.

Notary Public

My Commission Expires: 11/22/10



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rashida Abbas,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Anthony P. Ewing,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of February, 2008.

Notary Public

My Commission Expires: 11/22/10

