Davidson County DEEDWARR
Recvd: 03/06/08 14:52 2 pgs
Fees:13.00 Taxes:572.76
20080306-0022802

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS [illegible] ESCROW CORP
510[illegible] [illegible]AND WAY
STE. 115
BRENTWOOD, TN 37027

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***154,800.00.

Affiant

Subscribed and sworn to before me this 27th day of February 2008.

Notary Public

My Commission Expires: 9-30-09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Mark W. McKibben 554 Rural Hill Road Nashville, Tennessee 37217	Elite Home Loans, Inc. 109 Westpark Drive #260 Brentwood, Tennessee 37027	MAP 136-13-0 PARCEL 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty-Four Thousand Eight Hundred and 00/100 Dollars ($***154,800.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, Private Properties, LLC, a Tennessee limited liability company (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Mark W. McKibben and wife, JoAnne G. McKibben, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 84 on the Plan of Edge-O-Lake Estates, Section 4, of record in Book 3600, Pages 87 & 88, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Private Properties, LLC from James Ellis Wheeler and wife, Susan M. Wheeler by deed dated January 17, 2007, of record as Instrument No. 20070202-0014235, Register's Office for Davidson County, Tennessee.

This is improved property known as 554 Rural Hill Road, Nashville, TN 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.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, and has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of Edge-O-Lake Estates, Section 4, of record in Book 3600, Pages 87 & 88, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and/or assigns, 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 27th day of February 2008 as the duly authorized officer of the herein named Grantor.

PRIVATE PROPERTIES, LLC

BY: _____
Tom Horesh, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tom Horesh with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Private Properties, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Chief Manager.

WITNESS my hand and official seal this 27th day of February 2008.

_____
Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY