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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$165,000.00~~.

Affiant

Subscribed and sworn to before me, this 16th day of April, 2008.

Notary Public

My Commission Expires:_____

D.W. McMACKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES SEPTEMBER 21, 2010

Address New Owner:
Larry T. Kirk & Donald W. Powell
235 Sailboat Drive
Nashville, TN 37217

Send Tax Bill To:
Franklin American Mortgage Company
501 Corporate Centre Drive
Franklin, TN 37067

Map & Parcel:
149-04-0-246

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, **Justin Jaycox and wife, Catherine Jaycox,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Larry T. Kirk and Donald W. Powell,** 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 all of Lot No. 621, on the Plan of Edge-O-Lake Estates, Section 13, according to the plat thereof, recorded in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Justin Jaycox and wife, Catherine Jaycox by deed from Ariel Smith, dated February 2, 2005, of record in Instrument No. 20050209-0015227, Register's Office for Davidson County, Tennessee..

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

1. Restrictive Covenants contained in the instrument of record in Book 4268, Page 302, Register's Office for Davidson County, Tennessee.
2. Subject to all matters appearing on plat of record in Book 4175, Page 38, Register's Office for Davidson County, Tennessee.
3. All assessments and taxes due in 2008 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 235 Sailboat Drive, Nashville, TN 37217.

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 16th day of April, 2008.

Davidson County DEEDWARR
Recvd: 04/29/08 14:39 2 pgs
Fees:13.00 Taxes:610.50
20080429-0043724

Justin Jaycox

Catherine Jaycox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Justin Jaycox and wife, Catherine Jaycox,** 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 16th day of April, 2008.

D. W. McMACKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: SEPTEMBER 25, 2010

Notary Public

My Commission Expires: _____