This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jessica K. Wyatt
5309 Elkins Avenue
Nashville, Tennessee 37209

SEND TAX BILL TO:

Mortgagee

MORTGAGEE:
BB & T Mortgage
P. O. Box 580506
Charlotte, NC 28258-0506

MAP 91-15
GROUP
PARCEL 57.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **J. C. Kyle, *married and Terry Holleman, *married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jessica Wyatt and Michael Stalbaum,**** 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:

** joint tenants with right of survivorship

Land in Davidson County, Tennessee, being part of Block Number 13 on Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, described as follows:

Beginning at the Southerly margin of Elkins, formerly Second Avenue, at a point 150 feet East of the Easterly margin of 54th Avenue North, formerly Richland Avenue; thence with the Southerly margin of Elkins Avenue, Eastwardly 50 feet; thence Southwardly 180 feet to the Northerly margin of an alley; thence with said alley, Westwardly 50 feet to a point 121.3 feet East of the Easterly margin of 54th Avenue North; thence Northwardly 180 feet to the beginning.

Being the same property conveyed to J. C. Kyle, married and Terry Holleman, married by deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1, Inc. Trust 2006-HE3, of record in Instrument No. 20071019-0124102, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Taxes for 2008, and subsequent years; All matters shown on tbe Plan, with Owner's Certificate, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

This is **improved** property known as **5309 Elkins Avenue, Nashville, Tennessee 37209.**

* NORMA KYLE, spouse of J.C. Kyle and DEBI HOLLEMAN, spouse of Terry Holleman, hereby join in this conveyance to transfer any right, title or interest they may have in subject property, marital or otherwise.

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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: 05/05/08 13:39 2 pgs
Fees:13.00 Taxes:851.00
20080505-0046081

WITNESS our hands this the 30th day of **April, 2008.**

J. C. Kyle

Norma Kyle by Michael A. Kyle as Attorney-in-fact

Attorney-in-fact

Terry Holleman

Debi Holleman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **J. C. Kyle and Terry Holleman and wife, Debi Holleman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained and personally appeared before me, the undersigned Notary Public in and for said County and State **Michael A. Kyle,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) acknowledged that he is that attorney-in-fact for **Norma Kyle** and that as said attorney in fact that he executed the said Warranty Deed for the purposes therein contained by signing the name of **Norma Kyle** as her free act and deed pursuant to a Power of Attorney of record in Instrument No. 20070516-0058783 Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal this 30 day of April, 2008.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me on this
30th day of April, 2008.

NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-19-08