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

ADDRESS NEW OWNER:
Christy L. Kennedy
141 Kenner Avenue
Nashville, Tennessee 37205

MORTGAGEE:
SunTrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

Davidson County DEEDWARR
Recvd: 05/15/08 13:20 2 pg:
Fees:13.00 Taxes:1459.65

20080515-0050079

SEND TAX BILL TO:
Mortgagee

MAP 116-3
GROUP
PARCEL 78

Tax No. 11603007800

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, **Kristen C. Tompkins and spouse, Destin M. Tompkins,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Christy L. Kennedy and Michael J. Osgood, as joint tenants with right of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Kenner-Manor Land Co.'s Subdivision of the Kenner Tract, of record in Plat Book 421, page 100, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Said part of Lot No. 71 fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Kristen Claiborne now known as Kristen C. Tompkins and Destin M. Tompkins by deed from Paul B. Myers and wife, Jere M. Myers of record in Instrument No. 20011204-0132584, Register's Office for Davidson County, Tennessee. *Re-recorded in Instrument No. 20020321-0034742, said Register's Office.

This conveyance is subject to: Taxes for 2008, and subsequent years; All matters shown on the Plan of record in Book 421, Page 100, said Register's Office; Easement for a joint driveway reserved across the northerly five feet of subject property as set forth in Book 1392, Page 6, said Register's Office.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **141 Kenner Avenue, Nashville, Tennessee 37205.**

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.

WITNESS our hands this the **14th** day of **May, 2008.**

Kristen C. Tompkins

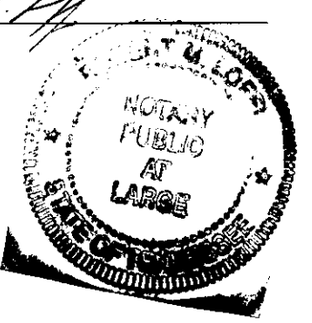
Destin M. Tompkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kristen C. Tompkins and Destin M. Tompkins**, 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.

WITNESS my hand and official seal this 14th day of May, 2008.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

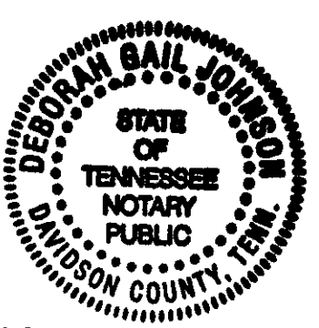
The actual value or consideration, whichever is greater, for this transfer is $394,500.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of May, 2008.

NOTARY PUBLIC

My Commission Expires:



My Commission Expires MAY 23, 2009