This Instrument Prepared By AND Return to:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080198

Davidson County DEEDWARR
Recvd: 06/03/08 10:34 2 pgs
Fees:13.00 Taxes:481.00
20080603-0056386

Send Tax Bills To:
First Community Mortgage, Inc.
1610 S. Church St., Ste. A
Murfreesboro, TN 37130

New Owner is:
Gladys I. Kirchner
9122 Woodbury Highway
Manchester, TN 37355

MAP: 134-09-0
PARCEL: 086.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Carlyn J. Earls, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Gladys I. Kirchner, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Woodland Hills, Phase I, as of record in Plat Book 6900, page 668, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Carlyn J. Earls, unmarried, by Warranty Deed from Benjamin Justin Peters and wife, Elizabeth Ann Peters dated 10-21-99 and recorded 10-26-99 in Book 11718, page 215, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **3609 Donna Kay Drive, Nashville, TN 37211**

CJE

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 23rd day of May, 2008.

GRANTOR(S):

CARLYN J. EARLS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **CARLYN J. EARLS, UNMARRIED**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 23rd day of May, 2008.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

NOTARY PUBLIC
My Commission Expires: 9-26-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00**.

Bernice Burns
AFFIANT

SWORN TO and subscribed before me this the 23rd day of May, 2008.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

NOTARY PUBLIC
My commission expires: 9-26-09