WARRANTY DEED

Mail to:
MID-STATE TITLE & ESCROW, INC.
4910 MAIN STREET SUITE 114
SPRING HILL, TN 37174
(615) 302-1261

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2008

Notary Public

MY COMMISSION EXPIRES: 1-4-11
(AFFIX SEAL)

DELLA L. HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 4, 2011

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian D. Waits	First Tennessee Home Loans	Map & Parcel 147.02-0-117.00
(NAME) 438 Coventry Drive	(NAME) 103 Continental Place Ste. 300	
(ADDRESS) Nashville, TN37211	(ADDRESS) Brentwood, TN 37027	2008-0292
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Matthew N. Kizer and Auburn Kizer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adrian D. Waits, 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 more fully described as follows to-wit:

Being Lot No. 157 on the Plan of Abbay Hall Section 2 as of record in Plat book 2331, page 38, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew N. Kizer, unmarried, and Auburn Waits, unmarried, tenants by the entirety, from Donald R. Abercrombie, Jr., married, by warranty deed of record in Instrument No. 20030702-0091921, conveyance dated June 30, 2003, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2008 Taxes, a lien not yet due and payable. Declarations of restrictive covenants of record in Book 2438, page 108, said Register's Office. All matters appearing on the Plan of Abbay Hall, Section 2 of record in Plat Book 2331, page 38, said Register's Office. This commitment, and policy to issue, insures that the above restrictions have not been violated, and that a future violation thereof will not result in a forfeiture or reversion of title.

This property, known as 438 Coventry Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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. 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: 07/10/08 09:41 2 pg
Fees:13.00 Taxes:703.00
20080710-0070816

Witness my/our hand(s) this 23RD DAY OF JUNE, 2008.

Matthew N. Kizer

Auburn Kizer

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew N. Kizer and Auburn KIZER, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2008.

Notary Public

My Commission Expires: _____

(SEAL)

DELLA R. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 4, 2011