WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

Joy Lamberson McNaughten
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **9TH DAY OF JULY, 2008.**

NOTARY PUBLIC

MY COMMISION EXPIRES

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/10/08 10:13 3 pgs
Fees:18.00 Taxes:740.00
20080710-0070849

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Joy Lamberson McNaughten	Joy Lamberson McNaughten	**034-010-055.00**
206 Bluebird Drive	1994 Gallatin Rd N Ste 308	
Goodlettsville, TN 37072	Madison TN 37115	

FOR AND IN 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,

Jeffrey L.Kingsbury and wife, Linda M. Kingsbury

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Joy Lamberson McNaughten, a married woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2008 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 2331, page 64, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Sanitary Sewer Easement of record in Book 4388, page 621, said Register's Office.

All Restrictions of record in Book 2447, page 325, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **206 Bluebird Drive**
Goodlettsville, TN 37072

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 not 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 ever 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.

Witness my hand this 9th day of July, 2008.

Jeffrey L. Kingsbury **Linda M. Kingsbury**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jeffrey L. Kingsbury and Linda M. Kingsbury**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville TN

This 9th day of July, 2008.

Notary Public

My Commission Expires: _____

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Echo Meadows, as of record in Plat Book 2331, page 64, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey L. Kingsbury and wife, Linda M. Kingsbury, by Special Warranty Deed from First American National Bank, filed for record 06/10/1993 in Book 8977, page 326, Register's Office for Davidson County, Tennessee.