THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Record and Return to: Prepared By: Chapman and Rosenthal Title, Inc. 3817 Bedford Avenue, Suite 140 Nashville, TN 37215	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$XXX,000.00~~ $565,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2008. Notary Public MY COMMISSION EXPIRES: MY COMMISSION EXPIRES NOV 22 2010 (AFFIX SEAL)

Kole Rosenthal
Notary Public
State of Tennessee
My Commission Expires Nov 22, 2010
Davidson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Kinkle	owner	MAP 91-15
5306 Nevada Avenue		PARCEL 66
Nashville, TN 37209		
(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, **Donald F. Thompson and wife, Alicia D. Thompson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad*C. Kinkle and Amy*L. Kinkle, husband and wife**

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 part of Block number 13 on the Realty Savings Bank and Trust Company's revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and a part of an abandoned railroad right-of way, described according to a survey of E. R. Southgate, Surveyor, dated January 9, 1946, as follows:

Beginning with the northerly margin of Nevada Avenue, 320 feet east of the easterly margin of 54th Avenue North; thence with the northerly margin of Nevada Avenue eastwardly 50 feet; thence northwardly 200 feet to the southerly margin of an alley; thence with the southerly margin of said alley westwardly 50 feet; thence southwardly 200 feet to the point of beginning.

Being the same property conveyed to Donald F. Thompson and wife, Alicia D. Thompson by deed recorded as instrument number 20070126-0011175 and corrected by Scrivener's Affidavit recorded as instrument number 20080908-0091937, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **5306 Nevada Avenue, Nashville, TN 37209.**

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.

Witness our hands this the 4th day of September, 2008.

Donald F. Thompson

Alicia D. Thompson by Donald F. Thompson, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 09/08/08 15:09 2 pgs
Fees:13.00 Taxes:2090.50
20080908-0091939

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald F. Thompson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 4th day of September, 2008.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald F. Thompson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Alicia D. Thompson**, as her Attorney in Fact, as the free act and deed of the within named **Alicia D. Thompson**.

Witness my hand and official seal this the 4th day of September, 2008.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public