THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 09/19/08 13:38 2 pgs
Fees:13.00 Taxes:529.10
20080919-0095840

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***143,000.00.

Affiant

Subscribed and sworn to before me this 19th day of September, 2008.

Notary Public

My Commission Expires: 1-30-09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Robert Kinny, Jr. 3812 Lookout Drive Nashville, Tennessee 37209	Robert Kinny, Jr. 540 Dover Road Louisville, KY 40206	MAP 104-01-0 PARCEL 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Three and 00/100 Dollars ($***143,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Michael J. Krupek, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Robert Kinny, Jr. and wife, Jessamine Kinny, (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:

BEING Lot No. 60 on the Second Revised Valley View Subdivision, Section One, of record in Book 2331, page 113, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Michael J. Krupek, unmarried, by Warranty Deed dated February 26, 2003, from Howard B. Duck of record as Instrument No. 20030324-0038654 in the Register's Office for Davidson County, Tennessee.

Rachael Krupek, spouse of Michael J. Krupek, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 3812 Lookout Drive, Nashville, Tennessee 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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the plan of Second Valley View Subdivision, Section One, of record in Book 2331, page 113, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 19th day of September, 2008.

Michael J. Krupek

Rachael Krupek

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 Michael J. Krupek and Rachael Krupek, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of September, 2008.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY