THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF December 2008 Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 307 Collier Avenue Trust	SAME	MAP 119-090
307 Collier Avenue		PARCEL 287.00
Nashville, TN 37211		119-090 287.00
(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, **Michael Kittrell and wife, Tiffany L. Kittrell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James D. R. Roberts, Jr. as Trustee of The 307 Collier Avenue Trust**

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 the easterly 50 feet of Lot No. 20 on the Plan of The Tanksley Subdivision of record in Plat Book 547 page 56, in the Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complte description of the property.

Said part of said lot fronts 50 feet on the southerly side of Collier Avenue and runs back between parallel lines 153 to an alley.

Being the same property conveyed to Michael Kittrell and Tiffany Barnes by deed from Earl N. Jones and Judy G. Jones, of record as Instrument No. 20001211-0122035, in the Registers office for Davidson County, Tennessee, dated November 30, 2000.

Being the same property conveyed to Michael Kittrell and Tiffany L. Kittrell by deed from Michael Kittrell and Tiffany Barnes, of record in Instrument No. 20010529-0055157, in the Registers Office for Davidson County, Tennessee, dated May 17, 2001.

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 () UNIMPROVED
(X) IMPROVED property known as **307 Collier, Nashville, TN 37211.**

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 hand(s) this the 12th day of December, 2008.

Michael Kittrell

Tiffany L. Kittrell

Davidson County DEEDWARR
Recvd: 12/18/08 09:28 2 pgs
Fees:13.00 Taxes:222.00
20081218-0121033

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 Kittrell** 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_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of December, 2008.

My Commission expires May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

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 **Tiffany L. Kittrell** 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_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of December, 2008.

My Commission expires May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public