THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Cody Bradley and Carl A. Williams ("GRANTOR")

TO: Aubrey W. Kiningham and wife, Lisa M. Kiningham ("GRANTEE")
2168 Ingram Road
Whites Creek, TN 37189

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
2176 Ingram Road Whites Creek, TN 37189	Aubrey W. Kiningham 2176 Ingram Road Whites Creek, TN 37189	03100012100

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Forty Thousand and No/100's Dollars ($40,000.00) and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Cody Bradley and Carl A. Williams have bargained and sold, and by these presents do transfer and convey unto Aubrey W. Kiningham and wife, Lisa M. Kiningham, their heirs, successors and assigns, all of their right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a parcel of land in Davidson County, Tennessee located on the north side of Ingram Road and east of Lickton Pike, said parcel being in the 10th Civil District and of record in the Register's Office of Davidson County, Tennessee, as part of Parcel 47 on County Property Map 31 and being more particularly described as follows:

BEGINNING at an iron pin located on the north margin of Ingram Road 2125 feet, more or less, from the west margin of Lickton Pike, said pin being the southeast corner of the property herein described and being the southwest corner to parcel 107, thence, along said margin S 82-30 W a distance of 57.47 feet to an iron pin, thence, continuing along said margin S 86-00 W a distance of 115.33 feet to an iron pin, said point being the southeast corner to the remainder of parcel 47, thence, leaving said margin severing parcel 47, N 02-15 W a distance of 493.67 feet to an iron pin in the south line of parcel 107, said pin being the northwest corner to the property herein described, thence, with the south line of parcel 107, N 78-04 E a distance of 175.00 feet to an iron pin, said pin being the northeast corner to the property herein described and being an interior corner to parcel 107, thence, with the west line of parcel 107, S 02-15 E a distance of 514.33 feet to an iron pin, the beginning, containing 2.0 acres, more or less.

BEING part the same property conveyed to Cody Bradley and Carl A. Williams from James R. Reed and wife, Mildred M. Reed, by Quitclaim Deed dated September 23, 1988, of record in Book 7665, Page 555, in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2176 Ingram Road, Whites Creek, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Aubrey W. Kiningham and wife, Lisa M. Kiningham, their heirs, successors and assigns, forever.

And they do covenant with the said Aubrey W. Kiningham and wife, Lisa Kiningham, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1. 2009 Davidson County Real Property Taxes, a lien not yet due and payable.

2. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Davidson County DEEDWARR
Recvd: 01/27/09 08:41 2 pgs
Fees:13.00 Taxes:148.00
20090127-0006895

And they do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Aubrey W. Kiningham and Lisa M. Kiningham, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of January, 2009.

Cody Bradley

Cody Bradley

Carl A. Williams

Carl A. Williams

Barbara Sue Williams joins in this transfer to relinquish her marital right to the property

Barbara Sue Williams

Barbara Sue Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cody Bradley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, 16th day of January, 2009.

NOTARY PUBLIC

My Commission Expires: 5-7-11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carl A. Williams and Barbara Sue Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, 16th day of January, 2009.

NOTARY PUBLIC

My Commission Expires: 5-7-11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

AFFIANT

Subscribed and sworn to before me this 16th day of January, 2009.

NOTARY PUBLIC

My Commission Expires: 5-7-11