THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28366-01-2009** **Record & Return To:** **Premier Title & Escrow, Inc.** **4301 Hillsboro Road, Suite 300** **Nashville, TN 37215** File box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $744,000.00. Affiant Subscribed and sworn to before me this 30th day of January, 2009. Notary Public My Commission Expires: My Commission Expires MAY 8, 2012

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Barbara Gerwe Sampson 3905 Kimpalong Avenue Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 10310609000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas Shirley and wife, Kelly S. Shirley**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Barbara Gerwe Sampson and husband, George W. Sampson** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3905 Kimpalong Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of January, 2009.

Douglas Shirley

Kelly S. Shirley By Douglas Shirley

Kelly S. Shirley
BY: Douglas Shirley, Attorney-In-Fact

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Douglas Shirley**, 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, at office, this 30th day of January, 2009.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: _____ My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public in and for said Douglas Shirley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Kelly S. Shirley and is authorized by the said Kelly S. Shirley to execute this instrument on her behalf.

Witness my hand, at Office, this 30th day of January, 2009.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: _____ My Commission Expires MAY 8, 2012

Davidson County DEEDWARR
Recvd: 02/02/09 10:37 2 pgs
Fees:13.00 Taxes:2752.80

20090202-0008590

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 1 and 2 of the Resubdivision of Lots 20 and 21 of Kimpalong Place as of record in Plat Book 6050, page 261, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas Shirley and wife, Kelly S. Shirley by deed dated 1/25/2002 from Richard A. Margolin and wife, Katherine D. Margolin of record in Instrument No. 20020204-0015243, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 Taxes, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Book 6050, page 261, Register's Office for Davidson County, Tennessee.