Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20090034732 DEEDWARR
Recvd: 05/27/09 10:55 2 pgs
Fees:13.00 Taxes:542.05
20090527-0048477

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $146,500.00

Debra Vankirk
Affiant

Subscribed and sworn to before me, this 19th day of May, 2009.

Judy J. Lewis
Notary Public
My commission expires: 06-23-10

JUDY J. LEWIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

05-0904-64574

Address of New Owner:	Send Tax Bills to:	Tax Information
Debra Vankirk 1228 Quaise Moor E Antioch TN 37013	Bank of America 9000 Southside Blvd #600 Jacksonville FL 32256	150-12-0-A 152.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marvelyn P. Kinzer, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Debra Vankirk, unmarried, hereinafter called the Grantees, their successors 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 Lot No. 644, on the Plan of Phase V-C, Somerset, of record in Book 7900, Page 592, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marvelyn P. Kinzer, unmarried by deed from Billy J. VanWinkle and wife, Hope M. VanWinkle, dated January 16, 2004, recorded January 20, 2004, of record in Instrument No. 20040120-0007208, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1228 Quaise Moor E, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 19th day of May, 2009.

Marvelyn P. Kinzer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

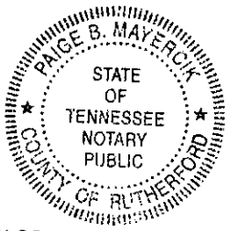
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marvelyn P. Kinzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 19th day of May, 2009.

State of Tennessee at Large

My Commission expires

11-21-2010



MY COMMISSION EXPIRES:
NOVEMBER 21, 2010