(3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090043980 DEEDWARR
Recvd: 07/01/09 09:53 2 pgs
Fees:13.00 Taxes:1452.25
20090701-0061238

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$392,500.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2009.

Notary Public

My commission expires: 1/9/2012
(AFFIX SEAL)

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James C. Ward **Patricia M. Ward**	**Renasant Bank**	**Map 104-10-O Parcel 222.00**
2806 Blair Blvd.	**2001 Park Place N., Suite 650**	
Nashville, TN 37212	**Birmingham, AL 35203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dwight C. Kaufman and wife, Joan Kaufman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James C. Ward and wife, Patricia M. Ward

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 Lot No. 2 on the Final Plat of Lots 1 and 2, Resubdivision of Lots 9, 10, 11 and 13, Block 7, on the Plan of Fairfax Place, of record in Instrument No. 20011207-0135035, formerly known as Lot 13 of Block 7, on the Map of Fairfax Place of record in Book 547, Pages 133, 137 and 138, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dwight C. Kaufman and wife, Joan Kaufman, by Warranty Deed from Torne White and wife, Sandy White, dated June 30, 2004, of record in Instrument No. 20040720-0086780, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **2806 Blair Blvd., Nashville, TN 37212**

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 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 my/our hand(s) this **30th** day of **June, 2009.**

Dwight C. Kaufman

Dwight C. Kaufman

By: Joan Kaufman, Attorney-in-fact

Joan Kaufman, Attorney-In-Fact

Joan Kaufman

Joan Kaufman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Joan Kaufman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Dwight C. Kaufman**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Dwight C. Kaufman**, for the purpose therein contained, by signing the name of **Dwight C. Kaufman,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2009.**

JENNIFER JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jennifer L. Johnson

Notary Public

My commission expires: 3/7/2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joan Kaufman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2009.**

Jennifer L. Johnson

Notary Public

My Commission Expires: 3/7/2011

JENNIFER JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.