Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2009.

Notary Public
My commission expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

Davidson County DEEDWARR
Recvd: 08/12/09 12:55 3 pgs
Fees:18.00 Taxes:703.00
20090812-0075982

07-0905-83953

Address of New Owner:	Send Tax Bills to:	Tax Information
Kenneth B. Ward 713 Warmstone Court Nashville TN 37209	Same	114-07-0-B053.00

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, **Douglas B. Atkinson, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kenneth B. Ward**, 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. 22, on the Plan of Section Two, Westchase, of record in Instrument No. 20030507-0061365, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas B. Atkinson, unmarried by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated November 10, 2003, recorded November 24, 2003, of record in Instrument No. 20031124-0170812, Register's Office for Davidson County, Tennessee.

Ashley Atkinson, spouse of grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

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 713 Warmstone Court, Nashville, TN 37209

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 22nd day of May, 2009.

Douglas B. Atkinson

Ashley Atkinson

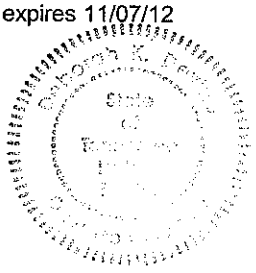
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 22nd day of May, 2009.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12



I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dawn D. Chase

Signature

State of TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle Marie Montague

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).