WARRANTY DEED

B-SKOW-09-1230

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Lindsay Rapp
Affiant

Subscribed and sworn to before me, this 18th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 8-3-10
(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Kapp	Churchill Mortgage Corporation	
1230 MCCHESNEY AVENUE (ADDRESS)	761 Old Hickory Blvd., Suite 400 (ADDRESS)	
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	07203013800

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES DUDLEY LIGHTSEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL A. KAPP, UNMARRIED & ANDREA R. SANDLIN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING PART OF LOT 192, INGLEWOOD PLACE, OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND FURTHER DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION BY CAMPBELL SURVEYING CO., INC., LICENSE NO. 665, 2424 21ST AVENUE S., SUITE 201, NASHVILLE, TENNESSEE 37212 DATED SEPTEMBER 3, 1991, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY CORNER OF SAID PART OF LOT 192 AT THE INTERSECTION OF MCCHESNEY AVENUE AND OXFORD STREET; THENCE CONTINUING IN A WESTERLY DIRECTION WITH THE SOUTHERLY MARGIN OF MCCHESNEY AVENUE 59.8 FEET TO A POINT; THENCE SOUTHERLY 205 FEET TO A POINT; THENCE EASTERLY 59.8 FEET TO A POINT IN THE WESTERLY MARGIN OF OXFORD STREET; THENCE NORTHERLY 205 FEET TO A POINT, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHARLES DUDLEY LIGHTSEY, UNMARRIED BY DEED FROM JOAN ELIZABETH SMITH (BOSLEY) AND HUSBAND, STEPHEN L. BOSLEY OF RECORD IN INSTRUMENT 20040602006460S ON 05/27/2004 AND FILED FOR RECORD ON 06/02/2004, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 332, PAGE 101, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

CHARLES DUDLEY LIGHTSEY IS NOW MARRIED. HIS WIFE, KRISTIE MYLLS, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL HER MARITAL INTEREST IN AND TO SAID PROPERTY.

BILL GARRETT, Davidson County
Trans: T20090065151 DEEDWARR
Recvd: 09/24/09 08:25 2 pgs
Fees: 13.00 Taxes: 725.20

20090924-0088749

unimproved ( )
This is improved (X) property, known as 1230 MCCHESNEY AVENUE, NASHVILLE, Tennessee 37216-2729
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 18th day of September, 2009.

CHARLES DUDLEY LIGHTSEY

~~KRISTINE MYLLS~~

Kristine Mylls

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES DUDLEY LIGHTSEY ~~& KRISTINE MYLLS~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of September, 2009.

Notary Public

My Commission Expires: 2/5/2013

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned a Notary Public in and for said County and State, Kristine Mylls, the within named Bargainor, 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 this the 18th day of September, 2009.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.