RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $256,250.00

Affiant

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

Notary Public
My commission expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

BILL GARRETT, Davidson County
Trans:T20090065303 DEEDWARR
Recvd: 09/24/09 13:50 2 pgs
Fees:13.00 Taxes:948.13
20090924-0088968

02-0909-46688

Address of New Owner:	Send Tax Bills to:	Tax Information
David Saye Kixmiller 5308 Brentview Hills Court Nashville TN 37220	Franklin American Mortgage Co. 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	160-04-0-129.00

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, James E. McKennon, individually and as Executor of the Estate of Ray E. McKennon, deceased and Gene McKennon, as Co-Executor of the Estate of Ray E. McKennon, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Saye Kixmiller, 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. 18, on the Plan of Section 5, Brentview Hills, of record in Book 3842, Page 260, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ray E. McKennon and wife, Frances J. McKennon by deed from Brentview Development Company, dated April 23, 1969, recorded April 25, 1969, of record in Book 4328, Page 557, Register's Office for Davidson County, Tennessee. Frances J. McKennon died October 11, 2005. Ray E. McKennon died May 22, 2009. The Last Will and Testament of Ray E. McKennon dated April 18, 2002 was admitted to the Circuit Court Probate Division for Davidson County, Tennessee, Docket No. 09P948.

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 5308 Brentview Hills Court, Nashville, TN 37220

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 September, 2009.

James E. McKennon, Individually and as Executor

Gene McKennon, as Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James E. McKennon, 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 Brentwood, TN, this 22nd day of September, 2009.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires
1/23/10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James E. McKennon, Executor and Gene McKennon, Co-Executor, of the Estate of Ray E. McKennon, 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 in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 22nd day of September, 2009.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires
1/23/10