BILL GARRETT, Davidson County
Trans:T20090076081 DEEDWARR
Recvd: 11/06/09 14:47 2 pgs
Fees:13.00 Taxes:1443.00
20091106-0103011

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#764

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kimberly Weddle and husband, Timothy Weddle	Regions Bank dba Region Mortgage	Map/Parcels: 186-00-0-010.00
7004 Burkitt Road	2050 Pkwy Office Circle	186-00-0-019.00
Antioch, TN 37013	Birmingham, Al 35244	186-00-0-029.00

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kelley Properties, L.L.C., a Tennessee limited liability company,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Kimberly Weddle and Timothy Weddle, wife and husband,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as Tract 1, Engles Property, according to a survey of Dales & Associates, Inc., dated 11/17/1995, and further described as follows:

BEGINNING at an iron pin in the northerly margin of Burkitt Road at the common front corner of the Evans property, described in Book 4953, page 575, and the Engles property described in Book 3224, page 16; thence N 6 deg 50 min 47 sec E, 876.67 feet to a point; thence, S 79 deg 17 min E 45.75 feet to a point; thence N 6 deg 11 min 56 sec E, 233.67 feet to a point; thence S 82 deg 29 min 47 sec E, 115.23 feet to a point; thence, S 7 deg 30 min 13 sec W 604.82 feet to a point; thence, S 83 deg 9 min 33 sec E, 135 feet to a point; thence, S 10 deg 33 min 36 sec E, 505.11 feet to a point; thence, along Burkitt Road, N 82 deg 29 min 47 sec W, 253.59 feet to the point of beginning containing 5.031 acres, more or less.

Being the same property conveyed to Kelley Properties, L.L.C., a Tennessee limited liability company by warranty deed dated July 11th, 2007 from Wallace Engles, married of record in Instrument No. 20070713-0083916, said Register's Office.

1. **2009 Taxes, a lien due and payable.**
2. **Restrictions of record in Instrument No. 20080527-0053269, said Register's Office.**
3. **Any and all matters appearing of record and according to a survey by Dales & Associates, Ins., dated 11/17/95, said Register's Office.**

This is improved properties commonly known as **7004 Burkitt Road, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me this
3rd day of November, 2009.

Notary Public:
My commission expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this ____ day of **November, 2009.**

Kelley Properties, L.L.C.

By: _____
Kenneth A. Kelley, Chief Manager

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kenneth A. Kelley,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be the **Chief Manager**, of the within named **L.L.C.**, and that **HE** as such **Chief Manager** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the **L.L.C.** by **himself as Chief Manager.**

WITNESS my hand and official seal at Nolensville, Tennessee, this
3rd day of **November, 2009.**

Notary Public
My commission expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011