(2)

PREPARED BY & RETURN TO:
09-1194
CALVARY TITLE OF WILSON COUNTY, LLC
1008 MEB CT.
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20090077680 DEEDWARR
Recvd: 11/16/09 10:27 2 pgs
Fees:13.00 Taxes:296.00
20091116-0105161

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **COURTNIE STEVENSON** has this day bargained and sold and does hereby transfer and convey unto **NANCY A. KIRBY**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 36-B on the Plan of Zone Lot Division of Lots 33 thru 37, Section 4, Cabin Hill of record in Book 5200, page 795, as amended in Book 6250, page 520, Register's Office for said County, to which referenced is made for a more complete description

Being the same property conveyed to Courtnie Stevenson by deed from JPMorgan Chase Bank, Trustee, dated December 5, 2006, and of record in Instrument No. 20060103-0000199, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 taxes and subsequent years.
2. Subject to all matters of record on plat recorded in Plat Book 5200, Page 795, amended in Book 6250, page 520, Register's Office for Davidson County, Tennessee.
3. Sewer Easement to Metro of record in Book 6209, page 475; Book 6846, page 6161; and Book 6407, page 273, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 9412, page 317 and Book 6430, Page 508, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. Together with By-Laws of record in Book 6430, page 530, said Register's Office.
5. Charter of Two Rivers Place Homeowner's Association of record in Book 6560, page 154, Register's Office for Davidson County, Tennessee.
6. Any and all other restrictions, conditions, and easements of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said **NANCY A. KIRBY**, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current year's taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 30th day of October, 2009.

Courtnie Stevenson by Corrie Duty, POA
Courtnie Stevenson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Courtnie Stevenson* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

*by her Attorney in Fact Corrie Duty,
Witness my hand this 30th day of October, 2009.

CHERYL LUSK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 7, 2011

Cheryl Lusk
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-7-2011

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Theresa Bradley
Affiant

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

Cheryl Lusk
NOTARY PUBLIC

My Commission Expires: 3-7-2011

Map & Parcel No.: 073-07-0-228.00

Name and address of new owner:
Send tax bills to:
Nancy A. Kirby
2416 Robbie Court
Nashville, TN 37214

CHERYL LUSK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 7, 2011

March 7, 2011 CL