BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$184,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of November, 2009.

Notary Public

My commission expires: 1-9-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sarah Barnes	**SurePoint Lending abn First Residential Mortgage Network, Inc.**	**118 010 M 00100 CO**
1210A Kirkwood Avenue	**9721 Ormsby Station Road, #107**	
Nashville, TN 37212	**Louisville, KY 40223**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Renee Leymon, an unmarried woman and Justin Rogers, a married man *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Barnes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit "A" as shown on Exhibit "C" to the Master Declaration of Covenants, Conditions and Restrictions for Kirkwood Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20091119-0106748, in the Register's Office for Davidson County, Tennessee, (formerly known as Lot No. 82 on the Plan of Victoria Place, of record in Book 332, page 10, in said Register's Office., to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Renee Leymon, an unmarried woman by deed from Robert Kincaid, a married man, of record in Instrument No. 20060710-0082299, Register's Office for Davidson County, Tennessee. The said Renee Leymon, an unmarried woman having quitclaimed to Renee Leymon, an unmarried woman and Justin Rogers, a married man, joint tenants with full rights of survivorship, of record in Instrument No. 20060720-0087711, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2010, and subsequent years, easements, and restrictions of record.

*** Grantors hereby certify, under penalty of perjury that this property has never been the principal residence of herein grantors or his/her spouse.**

This is improved (__X__) Unimproved (____) property, known as **1210A Kirkwood Avenue, Nashville, TN 37212**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 25th day of November, 2009.

Renee Leymon

Justin Rogers

BILL GARRETT, Davidson County
Trans:T20090080495 DEEDWARR
Recvd: 11/30/09 10:48 2 pgs
Fees:13.00 Taxes:680.80
20091130-0109012

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Renee Leymon, unmarried and Justin Rogers, married** the bargainor(s) 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 for the purposes therein contained.

Witness my hand, at office, this **25th** day of **November, 2009.**

Notary Public

My Commission Expires: 11/7/2011

