03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $236,000.00

Rachelle Caudell
Affiant

Subscribed and sworn to before me this 11th day of December, 2009.

Diane K. Mann
Notary Public
My commission expires: 02/11/13

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

03-0911-36321

Address of New Owner:	Send Tax Bills to:	Tax-Information
Carolyn Audet	Magna Bank	103-08-0-063
94 44th Avenue North	P. O. Box 17257	
Nashville TN 37209	Memphis, TN 38187-0257	

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, **KP Properties of Nashville, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Carolyn Audet**, 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. 6 on the Map of Resubdivision of Lot No. 346, Richmond Realty Company's Subdivision of Westlawn, of record in Book 547, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to KP Properties of Nashville, LLC, a Tennessee Limited Liability Company, by deed from Mary Sue Climer, unmarried, dated March 15, 2007, recorded March 28, 2007, of record in Instrument No. 20070328-0037201, Register's Office for Davidson County, Tennessee.

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 94 44th Avenue North, Nashville, TN 37209

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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its 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.

BILL GARRETT, Davidson County
Trans:T20090084592 DEEDWARR
Recvd: 12/16/09 08:40 2 pgs
Fees:13.00 Taxes:873.20
20091216-0114343

WITNESS my hand this 11TH day of DECEMBER, 2009.

KP Properties of Nashville, LLC,
A Tennessee Limited Liability Company

By: Robert M. Pickens
Robert M. Pickens

its Sole Member

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert M. Pickens, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of KP Properties of Nashville, LLC, a Tennessee Limited Liability Company the within named bargainor, and that _he is authorized by KP Properties of Nashville, LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 11TH day of DECEMBER, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN