THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29395-02-2010** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $880,000.00. Affiant Subscribed and sworn to before me this 10th day of March, 2010. Notary Public My Commission Expires: August 23, 2011

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: William A. Mims 412 Sunnyside Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 11611004300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Harris Kisber and *Paige Lowe Kisber**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William A. Mims and wife, Elisabeth Field Mims** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*wife,

This is improved property located at 412 Sunnyside Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of March, 2010.

Matthew Harris Kisber

Paige Lowe Kisber

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Matthew Harris Kisber and Paige Lowe Kisber**, 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 10th day of March, 2010.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20100014678 DEEDWARR
Recvd: 03/12/10 08:40 2 pgs
Fees:13.00 Taxes:3256.00

20100312-0018819

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14, the northerly 20 feet of Lot No. 13, and the southerly 50 feet of Lot No. 15 on Block "E" on the Map of the Malone Property called Honeywood Subdivision, described according to an unrecorded plan made by W.B. Southgate, as follows: Beginning at an iron pin on the easterly side of Sunnyside Drive 500 feet south of the northerly line of Malone Avenue; thence southerly with the easterly side of Sunnyside Drive 170 feet; thence at right angles easterly 281 feet to the easterly line of the Malone property; thence northerly with the easterly line of said property 170 feet; thence at right angles westerly 283 feet to the beginning.

Being the same property conveyed to Matthew Harris Kisber and wife, Paige Lowe Kisber by Quitclaim Deed dated June 10, 2004 from Robert E. Cooper, Jr., Trustee, with full power to mortgage, sell, convey and encumber without joinder of third party beneficiary of record in Instrument No. 20040616-0071085, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 1495, page 547, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).