This instrument prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 11th day of March, 2010.

Notary Public
My commission expires: 12/12/10

BRIAN LAVOY PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Lorenzo Kirkwood	New Owner	05209015500
1415 McKennie Avenue		05209015600
Nashville, Tennessee 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric Lee Floyd**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Lorenzo Kirkwood**, hereinafter called the Grantee, his 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 Nos. 31 and 32 on the Plan of Gothard Subdivision, as of record in Book 547, Page 79, Register's Office for said County, to which Plan reference is made for a detailed description.

Being the same property conveyed to Eric Lee Floyd by Warranty Deed from Genevieve Floyd and husband, Elvin L. Floyd, dated April 30, 2002, and recorded in May 7, 2002 in Instrument No. 20020507-0055860, Davidson County Register of Deeds Office.

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 2663 and 2665 Miami Avenue, Nashville, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100014863 DEEDWARR
Recvd: 03/12/10 13:24 2 pgs
Fees:13.00 Taxes:518.00
20100312-0019104

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, successors and assigns, forever. Grantor covenants with Grantee 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 myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of March, 2010.

Eric Lee Floyd by Elvin L. Floyd his attorney in fact

Eric Lee Floyd by Elvin L. Floyd, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elvin L. Floyd, attorney in fact for Eric Lee Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he is the attorney in fact for Eric Lee Floyd and that he executed the within instrument for the purposes therein contained, and had authority to so act on behalf of Eric Lee Floyd.

Witness my hand in Nashville, Tennnessee, this 11th day of March, 2010.

Brian Lavoy Payne, Notary Public

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 12/12/10