Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $157,500.00

Affiant Stephen Kihnley

Subscribed and sworn to before me, this 22nd day of March, 2010.

Notary Public
My commission expires: 1-17-12

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

06-1002-73797

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Kihnley	Magna Bank	62-02-0-B-129.00
3336 Cain Harbor Drive	P.O. Box 17257	
Nashville TN 37214	Memphis, TN 38187	

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, **Theodore Miles and wife, Mary Miles**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephen Kihnley and wife, Bethany Kihnley**, 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. 62, on the Plan of Abbington Park, Phase One, Section Three, of record in Instrument No. 20040728-0090230, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Theodore Miles and Mary Miles by deed from Paul E. Troutt and wife, Kelly Troutt f/k/a Kelly Gosnell, dated September 28, 2007, recorded October 1, 2007, of record in Instrument No. 20071001-0116292, 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 3336 **Cain Harbor Drive, Nashville, TN 37214**

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. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our 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:T20100016823 DEEDWARR
Recvd: 03/23/10 10:10 2 pgs
Fees:13.00 Taxes:582.75
20100323-0021642

WITNESS my hand this 19 day of March, 2010.

Theodore Miles

Mary Miles

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Theodore Miles and Mary Miles, with whom ~~I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in SAN JOSE, CA, this 19 day of March, 2010.

Notary Public

My Commission expires 12-07-2013

JUDY CHOL
Commission # 1871011
Notary Public - California
Santa Clara County
My Comm. Expires Dec 7, 2013