BILL GARRETT, Davidson County
Trans:T20100026732 DEEDWARR
Recvd: 05/05/10 12:01 2 pgs
Fees:13.00 Taxes:2405.00
20100505-0034010

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00.

AFFIANT

Sworn to and subscribed before me, this 4th day of April, 2010.

NOTARY PUBLIC

My Commission Expires: 02-20-2013

VICTORIA L. LESTER NOTARY PUBLIC TENNESSEE MADISON COUNTY

THIS INSTRUMENT PREPARED BY:
SPRAGINS, BARNETT & COBB, PLC
P.O. Box 2004
Jackson, TN 38302-2004

Person or agency responsible: for payment of taxes:
Carl T. Kirkland

106 High Point Road

Jackson, TN 38305

PROPERTY OWNER AND ADDRESS:

Same as above

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, **JAMES B. FOLEY and wife, ABBY FOLEY,** (hereinafter called "Grantor"), have this day bargained and sold and by these presents do sell, alien, transfer and convey to **CARL T. KIRKLAND** (herein after "Grantee"), that certain lot or parcel of real estate lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Woodmont Estates No. 2 of record in Book 1130, page 99, Register's Office for said County.

Said Lot No. 80 fronts 100.5 feet on the northerly margin of Kenway Road and extends back 234.9 feet on the westerly line and 234.4 feet on the easterly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Grantor herein by deed of record as Instrument Number 20020618-0073849 in the Register's Office for Davidson County, Tennessee.

Tax Map-Parcel Numbers: 117-13-067

TO HAVE AND TO HOLD said above described real estate together with all improvements thereon and interest, estate, title and appurtenances thereto belonging to the said Carl T. Kirkland, its heirs and assigns forever.

The Grantors covenants with Grantee that he is lawfully seized and possessed of said real estate in fee simple, have a good right to sell and convey it; and it is unencumbered with the following exceptions: 1) Easements, setback lines and restrictions as set out in The Plan, with Owner's Certificate of record in Plat Book 1130, Page 99, in the Register's Office of Davidson County, Tennessee; and 2) the 2010 property taxes, which shall be assumed by the Grantee. With the foregoing exception, the Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands this the 26 day of April, 2010.



JAMES B. FOLEY

ABBY ~~FOLEY~~

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, of this County, Davidson, the within named bargainors, **JAMES B. FOLEY and wife, ABBY FOLEY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND and Official Seal, at Office, on this the 26 day of April, 2010.

NOTARY PUBLIC

My Commission Expires: 5-8-2012