| THIS DOCUMENT PREPARED BY:<br>JEFFREY MOBLEY<br>Howard & Mobley, PLLC<br>200 31st Ave., No., Suite 100<br>Nashville, Tennessee 37203<br>(615) 627-4444 | This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A). |
|---|---|

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers | |
|---|---|---|---|
| Peter J. Kyne<br>104 Middleton Circle<br>Nashville, TN 37215 | SAME | Map<br>Parcel | 157-08-A<br>041 |

**WARRANTY DEED**

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 which are hereby acknowledged, Sandra M. Kyne as Trustee of the Sandra M. Kyne Revocable Trust U/A dated 11/19/97, hereinafter called the Grantor, for the purpose of transferring and vesting fee simple title in the subject property in the Grantor's spouse, Peter J. Kyne, has bargained and sold, and by these presents does transfer and convey unto Peter J. Kyne, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

BILL GARRETT, Davidson County
Trans:T20100028092 DEEDWARR
Recvd: 05/11/10 08:18 3 pgs
Fees:17.00 Taxes:0.00
20100511-0035929

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

**TO HAVE AND TO HOLD** said entire interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of April, 2009.

The Sandra M. Kyne Revocable Trust U/A dated 11/19/97

Sandra M. Kyne

Sandra M. Kyne Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra M. Kyne, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of April, 2009.

JEFFREY MOSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires MAY 2, 2011

Notary Public

My Commission Expires:

## EXHIBIT A

### Legal Description

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Middleton 3rd Revision of record in Book 6900, page 900, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 41 fronts 100.0 feet on the easterly margin of Middleton Circle and extends back between parallel lines 120.00 feet to a dead line in the rear.

Being the same property conveyed to Sandra M. Kyne as Trustee of the Sandra M. Kyne Revocable Trust U/A dated 11/19/97, by deed from Peter J. Kyne and spouse, Sandra M. Kyne, of record as instrument number 20051123-0141876, Register's Office for Davidson County, Tennessee.

This is improved property known as 104 Middleton Circle, Nashville, Tennessee 37215.