WARRANTY DEED

GEORGETTE R. KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2010

Notary Public:

MY COMMISSION EXPIRES: 07-06-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Richard A. Kyle	Bank of America, N.A.	Parcel ID:
308 Slayton Drive	P.O. Box 961291	03316016100
Madison, TN 37115	Ft. Worth, TX 76161	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Susan Hunt, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Richard A. Kyle
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 153, on the Plan of Primrose Meadows, Section 2, of record in Plat Book 4860, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Susan Hunt by deed from Donald Lee Young, Johnny A. Young and Linda F. Hill, Heirs at law of Mary M. Young, Deceased, of record in Instrument 20010330-0030890, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5039, Page 481, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4860, Page 105, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 308 Slayton Drive, Madison, TN 37115

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand this 7th day of June, 2010.

Susan Hunt

BARBARA HEAD
Commission # 1820312
Notary Public - California
Orange County
My Comm. Expires Oct 20, 2013

BILL GARRETT, Davidson County
Trans: T20100035579 DEEDWARR
Recvd: 06/11/10 10:08 2 pgs
Fees: 13.00 Taxes: 333.00
20100611-0045432

STATE OF CALIFORNIA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Orange, California, this 7th day of June, 2010.

My Commission Expires: 10/30/12 Barbara Dee
Notary Public