Box 10-B

# WARRANTY DEED

LEE A. COHEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,640.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 8/23/2011
(AFFIX SEAL)

R-VRE-10-3816

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph Andrew Kirkpatrick | Wells Fargo Bank, NA | |
| 1614 Long Avenue (ADDRESS) | 1740 Broadway, Concourse Level (NAME) (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Denver, CO 80274-0001 (CITY) (STATE) (ZIP) | 061-15 376.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERIC J. LESUEUR AND WIFE, JERRI DAWN LESUEUR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH ANDREW KIRKPATRICK, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 85 FEET OF LOT NO. 270 AND THE SOUTHERLY 29 FEET FRONT AND 9 FEET REAR OF LOT NO. 271 ON THE MAP OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, SAID REGISTER'S OFFICE. SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 114 FEET ON THE EAST SIDE OF KINGSWOOD AVENUE AND RUN BACK BETWEEN LINES, 207.4 FEET ON THE SOUTH LINE OF PART OF LOT 270 AND 210 FEET, MORE OR LESS, ON THE NORTH LINE OF PART OF LOT NO. 271, TO A DEAD LINE IN THE REAR ON WHICH THEY MEASURE 94 FEET.

BEING THE SAME PROPERTY CONVEYED TO ERIC J. LESUEUR AND WIFE, JERRI DAWN LESUEUR BY WARRANTY DEED FROM BETTY JO EDWARDS, UNMARRIED, RECORDED ON THE 18TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070718-0085557, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS, ALL MATTTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 101; EASEMENT OF RECORD IN BOOK 4070, PAGE 785 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 3816 Kingswood Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20100049922 DEEDWARR
Recvd: 08/12/10 09:11 2 pgs
Fees:13.00 Taxes:490.77
20100812-0063607

Witness my/our hand(s) this 11th day of August, 2010.

Eric J. Lesueur

Jerri Dawn Lesueur

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric J. Lesueur and Jerri Dawn Lesueur, the within named bargainor, 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, this the 11th day of August, 2010.

Notary Public

My Commission Expires:

(SEAL)




**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903