WARRANTY DEED

The actual consideration or value for this transfer is $ 98,000.00

Carmen Coats
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 22nd day of SEPTEMBER, 2010

NOTARY PUBLIC
My Commission Expires: 9/9/2014

BILL GARRETT, Davidson County
Trans:T20100060452 DEEDWARR
Recvd: 09/24/10 15:30 2 pgs
Fees:13.00 Taxes:362.60

20100924-0076390

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 2217 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
B. AUSTIN KINZER 5012 Twin Lakes Drive Old Hickory, Tennessee 37138	New Owner	053-16-0 / 078.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by B. AUSTIN KINZER, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Estate of FRANCES M. KILPATRICK, by, B. AUSTIN KINZER, Executor, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

BERNICE AUSTIN KINZER, and Wife, **ANNIS H. KINZER**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in the 4th Civil District of Davidson County, Tennessee being part of Lot Nos. 9 and 10 on the unrecorded plan of the Life and Casualty Insurance Company's subdivision, and being Lot No. 1 described according to a survey made by Harvey Gee March 30, 1948, as follows:

BEGINNING on the Easterly margin of Pitts Avenue, at a point 198 feet North of the Center line of Hopewell, formerly Old Hadley Bend Road, being the Northwest corner of the property conveyed to Henry S. Sadler and wife by deed from Life and Casualty Insurance Company of Tennessee, Inc., of record in Book 965, page 382, Register's Office for said County; thence with said Avenue, North 27° 30' East 85 feet; thence South 57° 34' East 207.4 feet; thence South 32° 30' West 85 feet to a point in the northern boundary line of the Sadler property; thence with Sadler's Northerly line, North 57° 30' West 200 feet to the point of beginning.

Being the same property conveyed to Garner M. Kilpatrick and wife Frances M. Kilpatrick, by straw deed from H. Philip Sadler dated April 27, 1984 and of record in Book 6285, page 85, Register's Office for Davidson County, Tennessee. The said Garner M. Kilpatrick having died on January 18, 1987, leaving his widow, Frances M. Kilpatrick as the surviving tenant by the entirety.
Subsequently, Frances M. Kilpatrick died April 7, 2007, Testate, in

Davidson County, Tennessee, **Probate Case #08P-967**, her Estate having been declared Insolvent and the Executor, B. Austin Kinzer, having been ordered to sell this real property by Order dated July, 23, 2010, a certified copy of which is of record as Instrument #20100920-0074875, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. On behalf of the Estate, I do covenant with the said GRANTEES that I am 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. On behalf of the Estate, I 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, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2010 Property taxes, not yet due and payable, are to be prorated and assumed by the GRANTEES, as well as all subsequent years taxes. Any and all easements and restrictions shown of record including Easement for sewer purposes set out in Book 975, page 26, Register's Office for Davidson County, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as: 404 Pitts Ave., Old Hickory, TN 37138.

Witness my hand this 9/29/10 day of SEPTEMBER, 2010.

The Estate of
Frances M. Kilpatrick

By: B. Austin Kinzer, Executor
B. Austin Kinzer, Executor

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, J Brandon Miller, a Notary Public in and for said County and State, the within named B. AUSTIN KINZER, Executor for The Estate of FRANCES M. KILPATRICK, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained., by signing the name of The Estate of Frances M. Kilpatrick by himself as such Executor.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of SEPTEMBER, 2010.

J Brandon Miller
NOTARY PUBLIC

My Commission Expires: 9/9/2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY