THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 775,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2010. Notary Public MY COMMISSION EXPIRES: 9-8-2013 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Himes	SunTrust Mortgage, Inc.	MAP 130-3
4404 Iroquois Avenue	P.O. Box 79041	PARCEL 16
Nashville, TN 37205	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **John W. Kesting, Jr. and wife, Kimberly C. Kesting**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Himes and wife, Kim Himes**

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:

Land in Davidson County, Tennessee, being Lot No. Easterly 105 feet of Lot NO.14 on the Plan of Subdivision of Lots Nos. 12 and 13, and Resubdivision of Lots Nos. 10 and 11 of Belle Meade Plan No. 2 Subdivision of record in Plat Book 421, page 112, Registers office for Davidson County, Tennessee and described as follows:

Beginning at a point on the northern margin of Iroquois Place, which point is on the dividing line between the Belle Meade and Royal Oaks properties; running thence northerly with the line between Royal Oaks and Belle Meade properties, 225 feet tot he southeast corner of Lot NO. 8 on said Plan; thence west with the south line of Lot No. 8, 105 feet to the beginning, said Lot being part of Lot No. 14, conveyed to Luke Lea by deed of the Belle Meade Company, recorded in Book 674, page 221, Registers office for Davidson County, Tennessee.

Being the same property conveyed to John W. Kesting, Jr. and wife Kim[illegible]C. Kesting by deed from Daniel B. Gilmore and wife Susan G. Gilmore of record in Instrument NO. 20061025-0132457, Registers office for Davidson County, Tennessee, dated October 24, 2006.

Kimberly C. Kesting and Kim C. Kesting being one in the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4404 Iroquois,* Nashville, TN 37205.**

* Avenue

BILL GARRETT, Davidson County
Trans:T20100079267 DEEDWARR
Recvd: 12/16/10 14:13 2 pgs
Fees:13.00 Taxes:2867.50
20101216-0100167

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 our hand(s) this the 15th day of December, 2010.

John W. Kesting, Jr. 12/15/10

John W. Kesting, Jr.

Kimberly C. Kesting 12/15/10

Kimberly C. Kesting

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John W. Kesting, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of December, 2010.

My Commission expires: May 8, 2012

Notary Public R. L. MOORE

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly C. Kesting** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of December, 2010.

My Commission expires: May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN