NEW OWNER:

Junious C. Kirkland and Gloria Kirkland
3201 Quail View Dr.
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

Map 108
Group 12-0
Parcel 158.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0701

BILL GARRETT, Davidson County
Trans:T20120064091 DEEDWARR
Recvd: 08/27/12 16:05 2 pgs
Fees:13.00 Taxes:247.90
20120827-0077166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty Seven Thousand and 00/100 Dollars ($67,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM J. STREISEL, III** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JUNIOUS C. KIRKLAND and wife, GLORIA KIRKLAND,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being Lot 39-B, Zone Lot Division of Lots 39, 30, 42, 118-120, Section 4, East Lake Subdivision as of record in Book 5800, Page 398 as amended in Book 6250, Page 97, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William J. Streisel, III by Speical Warranty Deed from Beneficial Tennessee, Inc., dated February 7, 2012 and of record in Instrument No. 20120301-0018120, Register's Office, Davidson County, Tennessee.

This is IMPROVED property known as 3201 Quail View Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of August, 2012.

WILLIAM J. STREISEL, III

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WILLIAM J. STREISEL, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 23rd day of August, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$67,000.00.**

Gloria Kirkland
AFFIANT

Sworn to and subscribed to before me this 23rd day of August, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY