BOOK 6871 PAGE 268 FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

Mary Ann Tibbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF May 19 86

Notary Public

MY COMMISSION EXPIRES: 10-14-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Tibbs (NAME)	Southwest Mortgage & Financial Service (NAME)	MAP 108-3
76A, Waggoner Drive (STREET ADDRESS OR ROUTE NUMBER)	1515 Cap. of TX Hwy. S., Ste 103 (STREET ADDRESS)	PARCEL 115
Nashville, Tennessee 37214 (CITY) (STATE) (P.O. ZIP)	Austin, Texas 78746 (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, Jeffrey E. Kimbro and wife, Sheila Kimbro and Steven Wayne Presley and wife, Teresa Presley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ann Tibbs, unmarried

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. 76A, Zone Lot Division, Section Six, Patio Villa of record in Plat Book 6250, page 570, 571 amending Plat Book 6250, page 489, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jeffrey E. Kimbro and Steven Wayne Presley by deed of record in Book 6679, page 1, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Plat Book 6250 page 571 and Book 6555, page 576, Register's Office for Davidson County, TN.

Sheila Kimbro, wife of the within named Jeffrey E. Kimbro, joins in this conveyance for the sole purpose of conveying any and all right and title she may have in subject property, especially her marital rights.

Teresa Presley, wife of the within named Steven Wayne Presley, joins in this conveyance for the sole purpose of conveying any and all right and title she may have in subject property, especially her marital rights.

This is unimproved ( ) improved (XX) property, known as ~~76A, Waggoner Drive,~~ (House Number) (Street) ~~Nashville, Tennessee 37214~~ (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 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 this 28th day of May, 19 86

Sheila Kimbro
Sheila Kimbro

Jeffrey E. Kimbro
Jeffrey E. Kimbro

Teresa Presley
Teresa Presley

Steven Wayne Presley
Steven Wayne Presley

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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 Jeffrey E. Kimbro and wife, Sheila Kimbro and Steven Wayne Presley and wife, Teresa Presley, or proved to me on the basis of satisfactory evidence, the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of May, 19 86.

Commission expires 10-14-89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

0.54 3.6

IDENTIFICATION REFERENCE

MAY 30 9 08 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Jeffrey E. Kimbro
Sheila Kimbro
Steven Wayne Presley
Teresa Presley

TO

Mary Ann Tibbs

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			54500.00- STATE	
			141.70 CSTAX	
			.50 PRFEE	
			6.00 MISC	
				148.20-
			9508AM 5/30/86	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 4 3 6

IDENTIFT REFERENCE

MAY 30 9 08 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253210