SSB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9628 PG 14

ADDRESS NEW OWNER:
Jeffry Kinman and Angie P. Kinman
4009 Copeland Drive
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., Suite 286
Brentwood, TN 37027

MAP AND PARCEL:
MAP 116-16
GROUP
PARCEL 38

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Virginia J. Trimble, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jeffry Kinman and wife, Angie P. Kinman, 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. 25 on the Plan of Evergreen Heights, Part Two, of record in Book 1835, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles Kinkead Trimble and wife, Virginia J. Trimble by deed from Wm. W. Blackwelder, Jr. and wife, Nancy H. Blackwelder, of record in Book 3837, page 965, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Virginia J. Trimble, a single person by quitclaim deed from Charles Kinkead Trimble, a single person, of record in Book 7932, page 820, said Register's Office.

This is improved property known as 4009 Copeland Drive, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.
2. All matters as shown on the plan of record in Book 1835, page 19, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffry Kinman and wife, Angie P. Kinman, their heirs and

assigns, forever; and I, Virginia J. Trimble, an unmarried person, 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; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24th day of March, 1995.

Virginia J. Trimble

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Virginia J. Trimble, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of March, 1995.

NOTARY PUBLIC

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

My Commission Expires: 10/1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 170,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of March, 1995.

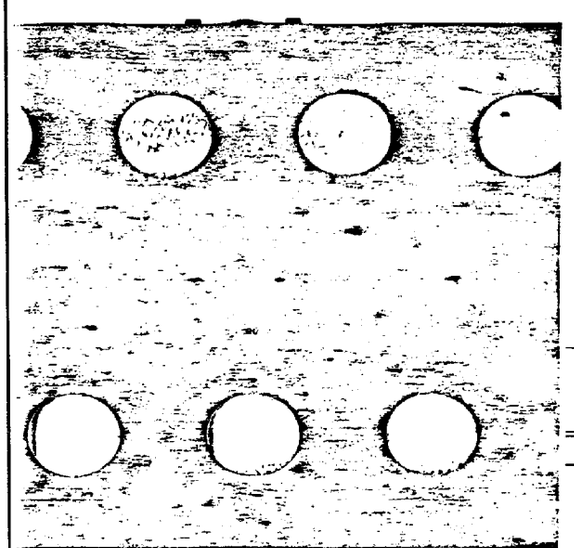
NOTARY PUBLIC

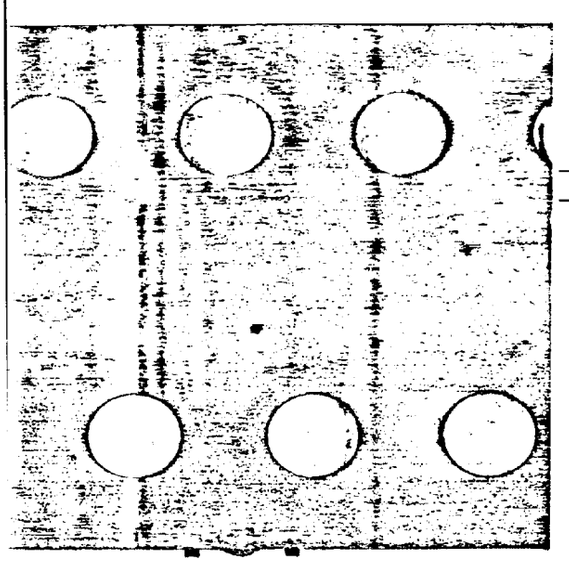
My Commission Expires: 10/1996

4116 03/27/95 01 03CHECK 638.00

95 MAR 27 AM 10:29
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

45414
IDENTIF. & REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY.
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9628 PG 16

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

CAMT 170000.00
CON TX 629.00
PRFEE 1.00
MTGTX 8.00
TOTAL 638.00
CHECK 638.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/27/95 01 10:30 0001 4116

45414
IDENTIF. # REFERENCE

95 MAR 27 AM 10:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 893673