WARRANTY DEED

BSF-98-3310

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 1998

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES: My Commission Expires January 26, 2002
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Fox (NAME)	John J. Fox (NAME)	MAP 118-8
2324 Kline Avenue (ADDRESS)	206 Cederview Drive (ADDRESS)	PARCEL 50
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (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, Timothy Charles Killom and Kathleen Short Killom, Trustees of the Killom Family Living Trust Agreement *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Fox and wife, Shirley J. Fox

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. 359 on the Plan of Subdivision of Lot "A" in Grandview Heights, of record in Plat Book 161, page 169, Register's Office for Davidson County, Tennessee.

Said Lot no. 359 fronts 50 feet on the easterly side of Kline Avenue and runs back between parallel lines, along the northerly margin of Melrose Street, 150 feet to an alley.

Included in this description but specifically excluded herefrom is that portion of the property conveyed in Book 8493, page 671, Register's Office for Davidson County, Tennessee. Description as follows:

Being a right-of-way and easement in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, said right-of-way being located along the existing northerly right-of-way of Melrose Avenue and being a part of the Everett Johnson property, as of record in Deed Book 7040, Page 380, R.O.D.C., Tennessee, and being more particularly described as follows:

Right-Of-Way

Beginning at a point along the existing northerly right-of-way of Melrose Avenue, said point being the southwesterly corner of the aforementioned Everett Johnson Property; Thence leaving said point on a line N25 deg. 26' 37" W, 14.54 feet, said line being the existing right-of-way of Kline Avenue, to a point; Thence, leaving said point on a line S76 deg. 07' 08" E, 12.33 feet, to a point; Thence, leaving said point on a line N64 deg. 16' 06" E, 37.54 feet, to a point; Thence, leaving said point along a curve to the right

CONTINUED

unimproved ( )
This is improved (X) property, known as 2324 Kline Avenue, Nashville, Tennessee 37211
(House Number) (Street) (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 s this 26th day of August 19 98

Timothy Charles Killom, Trustee & Beneficiary of Killom Family Living Trust
Timothy Charles Killom

Kathleen Short Killom, Trustee & Beneficiary of Killom Family Living Trust
Kathleen Short Killom

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Charles Killom and Kathleen Short Killom, Trustees of the Killom Family Living Trust Agreement

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of August 19 98.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Timothy Charles Killom and Kathleen Short Killom and _____ with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Trustee and Beneficiary and _____ respectively of the Killom Family Living Trust Agreement the within named bargainor, ~~and that~~ they as such Trustee and Beneficiary and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the trust ~~corporation~~, by the said Timothy Charles Killom as such Trustee and Beneficiary, and ~~subscribing the same~~ by the said Kathleen Short Killom as such Trustee and beneficiary.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 26th day of August 98

My commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

98 SEP -4 AM 8:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 04843.50

LEGAL DESCRIPTION CONTINUATION

with a radius of 984.93 feet and an arc length of 103.08 feet, to a point; Thence, leaving said point along a line S 25 deg. 26' 37" E, 1.38 feet, said line being the existing westerly right-of-way of a gravel alley, to a point being the southeasterly corner of the aforementioned property; Thence, leaving said point on a line S64 deg. 18' 18" W, 150.00 feet, said line being the existing northerly right-of-way of Melrose Avenue, to the point of beginning.

Total right-of-way containing 862 square feet (0.020 acres, more or less.)

Temporary Construction Easement

Beginning at a point on the existing easterly right-of-way of Kline Avenue, said point being along a line N 25 deg. 26' 37" W, 14.54 feet from the existing southwesterly corner of the aforementioned Everett Johnson property; Thence, leaving said point in a northeasterly direction for 75 feet, more or less, at a width of 7 feet, more or less; Thence, in an easterly direction for 76 feet, more or less, varying in width from 7 feet, more or less, to 0 feet.

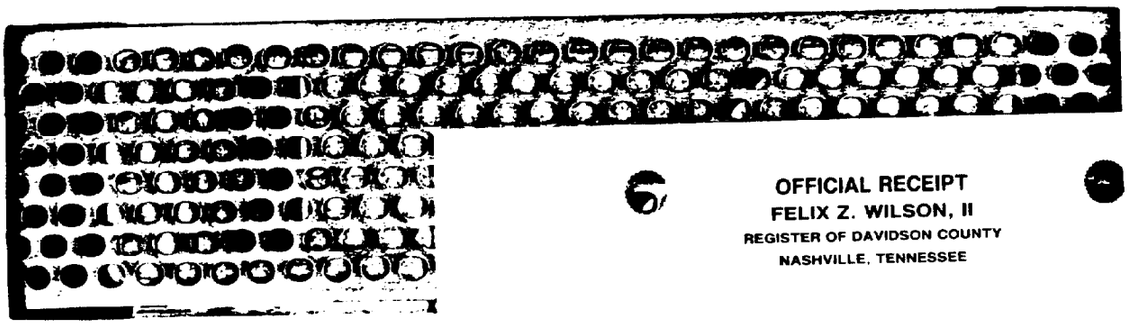
Total temporary construction easement containing 809 square feet more or less.

Being the same property conveyed to Timothy Charles Killom and Kathleen Short Killom, Trustees of the Killom Family Living Trust Agreement dated 8-8-93 by Quitclaim Deed from timothy C. Killom and wife, Kathleen S. Killom of record in Book 9578, page 62, Register's Office for Davidson County, Tennessee.

7007 09/04 0101 03CHECK 192.00

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11099 PAGE 918

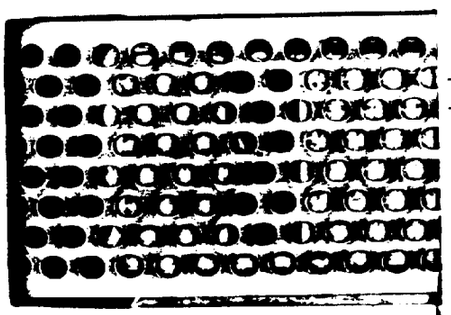
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 192.30
CHECK 192.30

09/04/98 01 08:26 0001 7007

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0484350
IDENTIF. ← REFERENCE

98 SEP -4 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342440