WARRANTY DEED

BOOK 11373 PG. 684

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,900.00

X Sarah G Cleveland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 7-7-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah G. Cleveland	GMAC Mortgage Corporation	MAP 72-11
(NAME)	(NAME)	
2903 Branch Court	100 Witmer Road	PARCEL 90
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Horsham, PA 19044	
(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, Ruby M. Kimble, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah G. Cleveland

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 the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Brooks Gardens, as of record in Book 2330, page 168, Register's Office for said County, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Anderson Kimble and wife, Ruby M. Kimble by deed from Tommy D. Smith and wife, Glenda F. Smith of record in Book 3127, page 603, Register's Office for Davidson County, TN. The said Anderson Kimble having since died and the property vested in Ruby M. Kimble by estate by the entireties.

Subject to restrictions of record in Book 2862, page 381, said Register's Office.

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

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2903 Branch Court, Nashville, TN 37216
(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 my hand this 26th day of February, 19 99

Ruby M. Kimble
by Yolanda Michelle Dennis Atty in fact

Ruby M. Kimble
by Yolanda Michelle Dennis by Power of Attorney
~~recorded simultaneous herewith~~

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On February 26, 1999, before me personally appeared Yolanda Michelle Dennis to me known to be the person who executed the foregoing instrument in behalf of Ruby M. Kimble and acknowledged that she executed same as the free act and deed of said Ruby M. Kimble for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February 1999.

My Commission Expires:

5-27-01

Notary Public

055806
RECEIVED & RECORDED
99 MAR -8 PM 1:48
REGISTER
DAVIDSON COUNTY, TN.
5369 03/08 0101 03CHECK 247.43

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11373 PG. 686

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0558056

IDENTIF. & REFERENCE

99MAR-8 PM 1:48

REGISTER
DAVIDSON CO. TN.

		CAMT	63900.00
		CON TX	236.43
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	247.43
		CHECK	247.43
03/08/99	01	13:47 0001	5399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1434560