This Instrument Was Prepared By:
W. William Davis, Attorney
219 Ward Circle, Suite 3
Brentwood, TN 37027

Instr:200008300065974 Page: 1 OF 3
REC'D FOR REC 08/30/2000 4:05:22PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $297.85

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, E.R. Kilgore and wife, Pauline H. Kilgore, (Collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto Timothy L. Oldham, A Single Person ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

BEING PARTS OF LOTS NOS. 8 AND 10 ON THE MAP OF KENNEDY & GRAVES' SUBDIVISION OF MONTE VISTA, AS OF RECORD IN BOOK 421, PAGE 143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF MCALPHINE AVENUE, AT THE COMMON CORNER OF LOTS 6 AND 8, THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 388.5 FEET TO A POINT WHICH IS 11 FEET EAST OF AN OLD FENCE LINE; THENCE ALONG THE REAR LINE OF LOT 8, EASTERLY 104.1 FEET TO A POINT WHICH IS 9 FEET WEST OF THE CORNER OF LOTS 8 AND 10; THENCE NORTHERLY 235.8 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO ELMA COLLIER BY DEED FROM CHARLES R. KNIGHT AND WIFE, OF RECORD IN BOOK 1717, PAGE 108, SAID REGISTER'S OFFICE; THENCE WESTERLY ALONG COLLIER'S WESTERLY LINE, 150 FEET TO A POINT IN THE CENTER LINE OF MCALPINE AVENUE; THENCE WITH THE CENTER LINE OF SAME, WESTERLY 77.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO E.R. KILGORE AND WIFE, PAULINE H. KILGORE BY DEED FROM CHARLES R. KNIGHT AND WIFE, CORNELIA R. KNIGHT OF RECORD IN BOOK 1914, PAGE 152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 1130 A & B McAlpine Avenue, Nashville, Tenn. 37216

<u>This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.</u>

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 14th day of August, 2000.

E.R. Kilgore
Grantor

Pauline H. Kilgore
Grantor

STATE OF TENNESSEE)
) SS
COUNTY OF WILLIAMSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 80,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of August, 2000.

Notary Public

Commission Expiration:

2001

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

SEND TAX BILLS TO:

New Owner

PROPERTY ADDRESS:

1130 A & B McAlpine Ave.
Nashville, Tenn. 37216

MAP PARCEL NUMBER
61-15-65

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that E.R. Kilgore and wife, Pauline H. Kilgore personally appeared before me and is known or proved to me to be the persons who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be their free and voluntary act and deed and that he executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 14th day of August, 2000.

Notary Public

My Commission Expires: _____

10/2001