Davidson County DEEDWARR
Recvd: 12/21/00 14:11 2pgs
Fees:11.00 Taxes:735.38

20001221-0125181

WARRANTY DEED SHUMATE-H00325	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,750.00 Affiant Subscribed and sworn to before me, this 4th DAY OF December, 2000. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE EXPIRES: OCT 9, 2002 SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

MIDDLE TENNESSEE ESCROW COMPANY, LLC
113 Hazel Path, Suite 2
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Thomas A. Shumate and Kimberly S. Shumate	Ist Indiana Bank	73-03-61
(NAME)	(NAME)	
2605 Western Hills Drive	1033 Third Ave. S W, Ste. 104	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Carmel, IN 46032	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SACHA ENGEL, CONSERVATOR OF EUGENE HUGH KIDWELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto THOMAS A. SHUMATE AND KIMBERLY S. SHUMATE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 48 on the Plan of Sutherland Heights, Section II, of record in Book 2663, Page 58, Register's Office for said County.

SAID Lot No. 48 fronts 120 feet on the easterly side of Western Hills Drive and runs back 361 feet on the north line and 404.45 feet on the south line, which is a broken line, to a dead line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Ernest Hugh Kidwell and wife, Margaret P. Kidwell by Deed from William L. Linn and wife, Jane S. Linn filed for record in Book 3098, Page 475, and by Quitclaim Deed to Ernest Hugh Kidwell and wife, Margaret P. & Eugene H. Kidwell filed for record in Book 4495, Page 584, and by Quitclaim Deed to Ernest Hugh Kidwell and wife, Margaret P. Kidwell filed for record in Book 4662, Page 682 and by Quitclaim Deed to Margaret P. Kidwell and E. Hugh Kidwell as joint tenants, with the right of survivorship, filed for record in Book 4894, Page 790, said Register's Office. Said Margaret P. Kidwell having since deceased. Said E. Hugh Kidwell (also known as Eugene Hugh Kidwell) having since become incapacitated. Order granting Sacha Engel as the Conservator of Estate filed for record XXXXXXXXXXXXXXXXXXXXXXXXXX Instrument# XXXXXXXXXXXXXXXXXXXXXXXXXXXX said Register's Office.

This is improved (X) property, known as 2605 Western Hills Drive, Nashville, Tennessee 37214

unimproved ( )

(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/our hand(s) this 4th day of December, 2000.

Sacha Engel, Conservator

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Sacha Engel, Conservator of Eugene Hugh Kidwell, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of December, 2000.

My Commission Expires: 3/25/01

Notary Public

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires MAR 25

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 4th day of December, 2000.

My Commission Expires _____ _____

Notary Public

RETURN TO:

Middle Tennessee Escrow Company

☑ 113 Hazel Path
Hendersonville, Tennessee 37075

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