Davidson County DEEDWARR
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Fees:11.00 Taxes:321.90
20010517-0051150

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WARRANTY DEED

This Indenture made this **15th** day of **May, 2001** between **John Richard Conditt, dba Bogart Builders,** , GRANTOR, and **Terrence C. Kimbrough and wife, Sonja D. Kimbrough** , as GRANTEEs

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Beginning at a point on the west side of Lischey Avenue 125 feet south of the corner of Lischey Avenue and Vaughn Street or Avenue, said beginning point being the southeast corner of a acre lot sold by John W. Bryan to Mrs Lischey; thence westwardly with Mrs Lischey's line 200 feet to a stake; thence at right angles, southwardly 50 feet to a stake; thence at right angles, southwardly 50 feet to a stake; thence eastwardly 199 feet to a stake; thence northwardly with Lischey Avenue 50 feet to the beginning point, and being the northerly 50 feet of a 95 foot lot conveyed to M.W. Hardison, by C.H. Cantrell and wife, by deed recorded in Book 235, page 53, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to John Richard Conditt dba Bogart Builders by Warranty Deed from Ricci Hall and wife, Pippa Hall of record in Instrument # 200003290031519, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 904 Lichey Ave. Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), 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.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **15th** day of **May, 2001.**

John Richard Conditt

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Richard Conditt, 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 executed the within instrument for the purposes therein contained. Witness my hand and official seal this 15th day of May, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $87000

Affiant

Subscribed and sworn before me this 15th day of May, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Terrence C. Kimbrough
904 Lischey Avenue
Nashville, Tennessee 37207

Send Tax Bills to:
TransLand Financial Services, Inc.
2700 Westhall Lane, Suite 210
Maitland, Florida 32751

Map & Parcel Number:

Map 082 Group 03-0 Parcel 429