Davidson County DEEDWARR
Recvd: 08/28/01 12:36 2pgs
Fees:13.00 Taxes:851.00
20010828-0093133

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

| NEW OWNER | SEND TAX BILL | MAP-PARCEL NO. |
|---|---|---|
| Colin Kirkby and wife,<br>Melissa Kirkby<br>3714 Woodmont Lane<br>Nashville, Tennessee 37215 | Same | Map 116-12<br>Parcel 71 |

## WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **KAREN P. MULLENDORE** and spouse **DAVID H. MULLENDORE** ("Grantors"), have bargained and sold, and by these presents do transfer and convey to **COLIN KIRKBY** and wife, **MELISSA KIRKBY** ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being lot No. 33 of Block "D" on the Map of Woodmont Lane Homesites of record in Plat Book 1130, page 13, Register's Office for said County.
>
> Said Lot No. 33 of Block "D" fronts 75 feet on the easterly margin of Woodmont Lane and extends back 166.5 feet on the northerly line and 169.5 feet on the southerly line to a dead line in the rear, measuring 89.6 feet thereon.
>
> Being the same property conveyed to Karen E. Pannell, now known as Karen P. Mullendore, by Warranty Deed from Lucille G. Owen, unmarried, dated June 13, 1996 and recorded June 18, 1996 of record in Deed Book 10090, page 145, Register's office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deed of record.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 13, said Register's Office.

(2) Subject to an easement for flow of creek.

(3) 2001 taxes, a lien but not yet due and payable, which have been prorated at closing and assumed by Grantees.

This is improved property commonly known as 3714 Woodmont Lane, Nashville, Tennessee 37215.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

*Melissa Kirkby and Melissa A. Kirkby are one in the same person.
*Colin Kirkby and Colin H. Kirkby are one in the same person.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 24th day of August, 2001.

**Karen P. Mullendore**

The undersigned spouse of Karen P. Mullendore hereby joins in this conveyance for the purpose of conveying his marital interest, if any, in the subject property.

**David H. Mullendore**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Karen P. Mullendore and David H. Mullendore,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 24th day of August, 2001.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Sworn to and subscribed before me this 24th day of August, 2001.

Notary Public

My Commission Expires: 1/30/02