Davidson County DEEDWARR
Recvd: 05/01/02 13:59 2pgs
Fees:13.00 Taxes:1369.00

20020501-0053587

WARRANTY DEED

N-ERA-02-1181

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Kathryn Killman
Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2002.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 9-28-2002
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC FIELD AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Killman	ABN AMRO Mortgage Group, Inc.	
3600 Central Ave (ADDRESS)	2600 W. Big Beaver Road (NAME) (ADDRESS)	104-05-285
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Troy, MI 48084 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS W. DASHIELL AND ELSIE H. DASHIELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KATHRYN KILLMAN AND DANIEL KILLMAN, hereinafter called the Grantees, 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, State of Tennessee, being the east part of Lot No. 255 on the Map of Richland Realty Company's First Addition to Subdivision "B" of record in Book 332, Page 174, Register's Office for said County, described as follows:

Beginning at the northwest corner of Central Avenue and Bowling Street, the southeast corner of Lot No. 255; thence with the northerly margin of Central Avenue westwardly 50 feet to the southwest corner of the property conveyed to Gela Parker Morres by deed of record in Book 587, Page 92, said Register's Office; thence northwardly with and parallel to and 20 feet east of the line between Lots Nos. 254 and 255 and along Mrs. Moore's easterly line, 200 feet to the southerly margin of an alley; thence with the margin of said alley eastwardly 89.8 feet to the westerly margin of Bowling Street; thence with the westerly margin of Bowling Street southwardly around a slight curve 204 feet more or less to the point of beginning.

Being the same property conveyed to Thomas W. Dashiell and wife, Elsie H. Dashiell by Quitclaim Deed dated September 9, 1975 and filed for record on September 9, 1975 in Book 4949, Page 553, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3600 Central Ave, Nashville, Tennessee 37205
(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 29th day of April, 2002.

Thomas W. Dashiell
Thomas W. Dashiell

Elsie H. Dashiell
Elsie H. Dashiell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Thomas W. Dashiell and Elsie H. Dashiell, 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 29th day of April, 2002.

My Commission Expires:
9-28-2002

Mary Frances Rudy
Notary Public

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 29th day of April, 2002.

My Commission Expires _____

_____
Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903