Davidson County DEEDWARR
Recvd: 07/31/02 08:24 3pgs
Fees:18.00 Taxes:325.23
20020731-0091537

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Suzanne N. Merritt, et vir 241 Becklea Dr. Madison, TN 37115	Same as New Owner	Map 43-10 Parcel 81

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JERRY KIMBROUGH, JACQUELINE KIMBROUGH POWELL, RANDY KIMBROUGH and DALE KIMBROUGH, heirs and beneficiaries of the Estate of Clara E. Kimbrough, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto SUZANNE N. MERRITT, a married woman, and LUSTER H. MERRITT, a single man, as joint tenants, with survivorship obtaining, hereinafter referred to as the "GRANTEES", their heirs and assigns, a 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. 240 on the Plan of Madison Park, Section 8, as of record in Book 4300, page 117, Register's Office for said county.

SAID Lot fronts 68.55 feet on the southerly margin of Becklea Drive and runs back 152.2 feet on the easterly line and 151 feet on the westerly line to a dead line in the rear on which it measures 59.8 feet.

BEING the same property conveyed to Ross H. Kimbrough and wife, Clara E. Kimbrough, by deed from Jacqueline K. Bonds of record in Book 5070, page 732, Register's Office for Davidson County, Tennessee. And, the said Clara E. Kimbrough a/k/a Clara Emojean Kimbrough, predeceased by her husband, Ross H. Kimbrough, died on June 3, 2002 at the age of 74 years, a citizen and resident of Sumner County, Tennessee, leaving a Last Will and Testament dated November 2, 2001, wherein the Estate is devised and bequeathed to Jerry Kimbrough, Jacqueline Kimbrough Powell, Randy Kimbrough and Dale Kimbrough in substantially equal shares. The said Last Will and Testament will be filed for probate in the Probate Court for Davidson County, Tennessee with Jerry Kimbrough named as Executor. The Escrow Closing Attorney will hold the proceeds from the sale of the property described above in escrow until the said estate is closed.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 241 Becklea Drive, Madison, TN 37115.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. Section 26-2-307 or other similar statute.

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 4300, page 117, said Register's Office.

3. Subject to Restrictive Covenants contained in an instrument of record in Book 4532, page 300, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JERRY KIMBROUGH

JACQUELINE KIMBROUGH POWELL

RANDY KIMBROUGH

DALE KIMBROUGH

"GRANTEES"

SUZANNE N. MERRITT

LUSTER H. MERRITT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY KIMBROUGH, JACQUELINE KIMBROUGH POWELL, RANDY KIMBROUGH and DALE KIMBROUGH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 26th day of July, 2002.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUZANNE N. MERRITT and LUSTER H. MERRITT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 26th day of July, 2002.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $87,900.00.

Affiant

Sworn to and subscribed before me, this the 26th day of July, 2002.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005