State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Subscribed and sworn to before me this 17th day of January, 2003,

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Notary Public

Commission Expires: 1-25-03

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

File No. N11678

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
William Kimball **7644 Charlotte Pike** **Nashville, TN 37209** MAP & PARCEL NO. **114-00-0/320.00**	**Same**

Davidson County DEEDWARR
Recvd: 01/22/03 10:24 2pgs
Fees:13.00 Taxes:888.00

20030122-0008925

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 considerations, the receipt of which is hereby acknowledged,

Angela Dawn Jackson,

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

William Kimball, unmarried

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land in the 8th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin set, said pin being located on the northerly right of way of Charlotte Pike, and being the southwesterly corner of Bobby Tidwell as recorded in Book 10392, page 606, R.O.D.C.; thence, leaving Tidwell and along said right of way the following calls: with a curve to the right, said curve having a radius of 1861.65', a tangent of 109.34' a length of 218.43' and a chord bearing and distance of S 69 degrees 48' 46" W, 218.31' to a concrete right of way marker found, S 72 degrees 49' 02" W, 282.77' to an iron pin set, thence leaving right of way and with a new line severing the Floyd Smith property as recorded in Book 6624, page 296, R.O.D.C., N 0 degrees 04' 45" W, 658.22' to an iron pin set in the southerly line of Thomas Bianconi as recorded in Book 7242, Page 593, R.O.D.C., thence with Bianconi the following calls: N 87 degrees 08' 29" E, 142.86' to a fence post, S 89 degrees 53' 02" E, 185.27' to a fence post, S 87 degrees 05' 29" E, 103.06' to a fence post, N 88 degrees 52' 03" E, 100.00' to a 3" hickory tree; S 76 degrees 39' 13" E, 12.46' to a fence post, S 62 degrees 30' 40" E, 42.11' to a 10" elm tree; S 19 degrees 26' 40" E, 14.16' to a 12" hackberry tree, S 5 degrees 16' 04" E, 37.38' to a iron pin set at the northeasterly corner of said Tidwell; thence, leaving Bianconi and with Tidwell the following calls: S 58 degrees 44' 30" W,256.55' to an iron pin set; S 19 degrees 47' 11" E, 315.45' to the point of beginning.

Being the same property conveyed unto Angela Dawn Jackson, unmarried, by Warranty Deed form Floyd H. Smith and wife, Helen N. Smith, dated July 15, 1997, recorded July 18, 1997, in Book 10534, Page 167, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **7644 Charlotte Pike, Nashville, TN 37209**.

To have and to hold the said tract or parcel of land, with the appurtenance, 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 hand this **January 17, 2003** .

Angela Dawn Jackson, by Atty-in-Fact, Judy G. Heatherly, Grantor

Angela Dawn Jackson, by Atty-in-Fact, Judy G. Heatherly, Grantor

State of Tennessee
County of Davidson

On this the 17th day of January, 2002, before me personally appeared Judy G. Heatherly, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Angela Dawn Jackson as her attorney-in-fact and acknowledged that he/she executed the same as the free act and deed of said Angela Dawn Jackson.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 17th day of January, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires:
1-25-03

Warranty Deed

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