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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 20383** | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $850,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of April, 2003.<br><br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

## WARRANTY DEED

| | | |
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| **Address New Owner:**<br>MR/MRS. DAVID A. HERMAN<br>24 Wynstone<br>Nashville, Tennessee 37215 | **Send Tax Bills To:**<br>WACHOVIA<br>1410 Commonwealth Drive<br>Wilmington, NC 28403 | **Tax Information:**<br>MAP 158-04-0-A<br>PAR 122.00CO<br>FB FH 26090 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Betty L. Kimbrell, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to David A. Herman and wife, Bonnie Ellen Herman ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 24 Wynstone, Nashville, Tennessee 37215.

Terry Kimbrell, spouse of Betty L. Kimbrell, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Betty L. Kimbrell.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever 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 has executed this instrument on this 30th day of April, 2003.

Betty L. Kimbrell

Terry Kimbrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty L. Kimbrell and Terry Kimbrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2003.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

My Commission Expires:

Notary Public

Davidson County DEEDWARR
Recvd: 05/07/03 15:26 2pgs
Fees:13.00 Taxes:3145.00

20030507-0061245

SCHEDULE "A"

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Otterwood, Phase Three as of record in Plat Book 6900, pages 788 thru 790, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Terry S. Kimbrell and wife, Betty L. Kimbrell by special warranty deed from Third National Bank in Nashville of record in Book 9015, page 526, said Register's Office. The said Terry S. Kimbrell having conveyed his interest in said property to Betty L. Kimbrell by quitclaim deed of record in Book 11400, page 366, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 Taxes, which have been prorated and assumed by the Grantee;
2) Restrictions of record in Book 7260, page 483, Book 8762, page 199, Book 8274, page 51;
3) Easements of record in 7968, page 885, Book 7667, page 218, Book 7942, page 678, Book 2248, page 618, Book 2249, page 86, Book 2271, page 196;
4) Deeds of conveyance of record in Book 7474, page 695, Book 9531, pages 37 and 52, Book 11030, page 853;
5) Charter of record in Book 7292, page 315;
6) Dedication of common area in Book 10641, page 315; and
7) All matters appearing on the Plan of record in Book 6900, pages 788 thru 790.