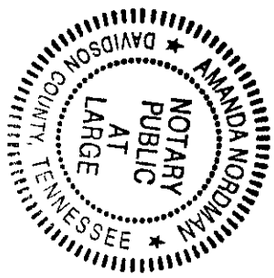
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/29/05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/19/03 15:27 2pgs
Fees:13.00 Taxes:555.00

20030519-0068166

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0249

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny R. Murphy	Danny R. Murphy	105-13-0-091.00
(NAME)	(NAME)	
1507 Linden Avenue	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Betty Ann Presley Kimbrough and Sabrina Ann Kimbrough, both unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny R. Murphy, HEREINAFTER CALLED 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 the westerly one-half of Lot No. 64 on the map of Belmont Land Company's Subdivision, called "Belmont Heights", of record in Book 421, Page 34, Register's Office for said County.

Said part of Lot No. 64 fronts 50 feet on the southerly side of Linden Avenue and runs back between parallel lines along the westerly margin of an alley 188 feet to an alley on which it measures 50 feet.

Being the same property conveyed to Betty Ann Presley Kimbrough, a widow, by Warranty Deed from the heirs at law of Mattie Jennings; Cordelia Etta, Eliza Roberts, Sadie Pillow, Edith Wright, Dorothy M. Perkins, John Thomas Smith, Nannie G. Rucker, Mary F. McClellan, William C. Smith, and Florence B. Smith Reynolds, (Nannie G. Rucker and Minnie G. Rucker being one and the same person) dated May 28, 1974, of record in Book 4842, Page 678, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Betty Ann Presley Kimbrough and Sabrina Ann Kimbrough by Quitclaim Deed from Betty Ann Presley Kimbrough, dated February 13, 1995, of record in Book 9599, Page 939, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1211 Linden Avenue, Nashville, TN 37212

(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 our hands this 6th day of May, 2003.

Betty Ann Presley Kimbrough

Sabrina Ann Kimbrough

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Ann Presley Kimbrough and Sabrina Ann Kimbrough 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 6th day of May, 2003.

Commission expires: 11/27/04

DANA DELWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212