Record & Return To:
Southern Title Services, LLC
4733 Andrew Jackson Parkway, Ste 1C
Hermitage, TN 37076
File No. 200350372

Record 1

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Chase Manhattan Mortgage Corporation
PO Box 572405
Murray, UT 84157

MAP PARCEL NUMBERS
73-11-34

Davidson County DEEDWARR
Recvd: 06/03/03 13:45 3pgs
Fees:18.00 Taxes:476.93
20030603-0075419

WARRANTY DEED

THIS INDENTURE, made and entered into this **23rd day of May, 2003**, by and between **Estate of Marjorie Harmon Kimberly, Kenneth E. Kimberly and Joycelyn L. McNaughten**, party of the first part, and **Christy L. Campbell-Hinsley, a married woman,** party of the second part,

WITNESSETH: That for and in consideration of **$128,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of **Davidson,** State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 406 on the Plan of Sunset View, Section V, as shown by plat appearing of record in Plat Book 2854, page 20, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to David F. Kimberly and wife, Marjorie H. Kimberly by Warranty Deed from Mercury Construction Company, dated October 13, 1959 and filed for record October 13, 1959, in Book 2964, page 407, Register's office for Davidson County, Tennessee.

The said David F. Kimberly, died on August 14, 1978. The said Marjorie H. Kimberly died testate on June 21, 1999 and by Will of record in File Number 99P-1898, Probate Court Clerk's Office for Davidson County, Tennessee, subject property was devised to the surviving children of Marjorie Harmon Kimberly. Said surviving children are as follows: David F. Kimberly, Jr., Scott C. Kimberly, Joycelyn L. McNaughton, and Kenneth E. Kimberly. By Disclaimer of record in Instrument Number 200008250083985, said Register's Office, David F. Kimberly, Jr. disclaimed any interest in the estate of Marjorie Harmon Kimberly in favor of the remaining heirs. By disclaimer of record in Instrument Number 200008250083986, said Register's Office, Scott C. Kimberly disclaimed any interest in the estate of Marjorie Harmon Kimberly in favor of the remaining heirs.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Estate of Marjorie Harmon Kimberly

Joycelyn L. McNaughten

By Joycelyn L. McNaughten
Personal Representative for The Estate of Marjorie Harmon Kimberly

Kenneth E. Kimberly by Joycelyn L. McNaughten Attorney-in-fact for Kenneth E. Kimberly

Kenneth E. Kimberly
by Joycelyn L. McNaughten Attorney-in-fact for
Kenneth E. Kimberly

Joycelyn L. McNaughten

Joycelyn L. McNaughten

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joycelyn L. McNaughton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 23rd day of May, 2003.

My commission expires _____

Notary Public

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN.
MY COMMISSION EXPIRES: JAN. 25, 2006

State of Tennessee, County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, **Joycelyn L. McNaughton,** with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that **she** executed the within instruments for the purposes therein contained, and who further acknowledged that **she** is the **attorney-in-fact** for **Kenneth E. Kimberly,** under a power of attorney, and is authorized by **Kenneth E. Kimberly,** to execute this instrument on behalf of **Kenneth E. Kimberly.**

Witness my hand at office this **23rd** day of **May, 2003**.

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN.
MY COMMISSION EXPIRES: JAN. 25, 2006

Notary Public

Power of Attorney of record Instrument No. 20030502-0074449, RODC, Tennessee.

My Commission Expires _____

[SEAL]

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this **23rd** day of **May, 2003**, before me personally appeared **Joycelyn L. McNaughten, Personal Representative for The Estate of Marjorie Harmon Kimberly,** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

My Commission Expires:

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN.
MY COMMISSION EXPIRES: JAN. 25, 2006

Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$128,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of May, **2003**.

PROPERTY ADDRESS:
2305 Ridgeland Drive
Nashville, TN 37214

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN.
MY COMMISSION EXPIRES: JAN. 25, 2006