WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/03 14:18 2pgs
Fees:13.00 Taxes:629.00

20030821-0121631

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Jason Kindler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES: July 24, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason A Kindler	Jason A Kindler	172.12-OB-003.00-CO
(NAME) 904 Fallview	(NAME) 904 Fallview	
(ADDRESS) , TN	(ADDRESS) Nashville, TN 37211	
(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, Steven Timmons and Delores Timmons, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason A Kindler, 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 Lot No. 24 on the Plan of Bradford Hills, Section One, of record in Plat Book 7900, page 6 and Plat Book 7900, pages 110, 111, and 112, Register's Office for said county, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Steven A. Timmons and Delores Jeanne Timmons, husband and wife, by deed from Neil McDonald and Ellen McDonald, husband and wife, dated May 16, 2003, and recorded May 27, 2003, in Instrument No. 200305270071153, Register's Office for Davidson County, Tennessee.

This is improved x property, known as 904 Fallview, Nashville, TN 37211 (unimproved)
(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 15th day of August, 2003.

Steven Timmons

Delores Timmons

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Christopher L Treece, a Notary Public in and for said County and State, the within named Steven Timmons and Delores Timmons, 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 15 day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 3/14/2005

NOTARY PUBLIC AT LARGE ANDERSON CO. TENN. MY COMM. EXP.