WARRANTY DEED

BASED UPON INFORMATION FURNISHED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,387.09

Julia Eggers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 2003

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

THIS INSTRUMENT WAS PREPARED BY

AmTitle & [illegible]ate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia Eggers	SAME	MAP 52-05
(NAME)	(NAME)	
1012 Berwick Trail		PARCELS 128 & 129
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Stephen Merle Kilgore and wife, Shelia A. Kilgore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julia Eggers

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:

TRACT 1:

Land lying in Davidson County, Tennessee, located in the Power and Roth Subdivision, Madison Park, Block K, being Lot No. 22, of record in Plat Book 974, Page 38, Field Book No. 11D-19695-71165, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Stephen Merle Kilgore and wife, Shelia A. Kilgore by Quitclaim Deed from Stephen Merle Kilgore of record by Instrument No. 20021002-0119546, Register's Office for Davidson County, TN

Improved Property: 507 Yale Avenue, Madison, Tn 37115

TRACT 2:

Land lying n Davidson County, Tennessee, being Lot No. 23, Block K, Power and Roth Subdivision of record in Plat Book 974, Page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Unimproved Property: 509 Yale Avenue, Madison, TN 37115

BEING the same property conveyed to Stephen Merle Kilgore by Final Decree Confirming Sale from The State of Tennessee in its own behalf and for the use and benefit of the Metropolitan Government of Nashville and Davidson County, of record in Book 8569, page 647, Register's Office for Davidson County, TN

unimproved ( )
This is improved (X) property, known as 507-509 Yale Avenue, Madison, TN 37115
(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 hand s this 19th day of November, 2003

Stephen Merle Kilgore

Shelia A. Kilgore

Davidson County DEEDWARR
Recvd: 12/02/03 15:50 2pgs
Fees:13.00 Taxes:278.93

20031202-0173436

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 Stephen Merle Kilgore and wife, Shelia A. Kilgore

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 19th day of November, 2003.

Commission expires

D. Annette Maples
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
My Commission Expires NOV. 25, 2006

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public