WARRANTY DEED

B-PMF-03-2004

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

Subscribed and sworn to before me this 19th DAY OF January, 2004

Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDD TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Cooksey	Concorde Acceptance Corporatio	
2004 Straightway Avenue	(NAME) 7929 Brookriver Drive #500	72-14-392
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Dallas, TX 75247	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES KIMBROUGH AND BLONDELL STRONG KIMBROUGH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EARL COOKSEY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 on the Plan of Scott Avenue Annex of record in Book 2331, Page 87, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the southerly side of Straightway Avenue and runs back 108 feet on the westerly line and 116 feet on the easterly line to a dead line measuring 50.65 feet thereon.

Being the same property conveyed to Charles Kimbrough from James G. Garrett by QuitClaim Deed dated January 23, 2003 and filed for record on January 23, 2003 in Instrument Number 20030123-0009867 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Kimbrough and James G. Jarrett by QuitClaim Deed dated July 2, 2002 and filed for record on July 10, 2002 in Instrument Number 20020710-0082919, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Marshall E. Cooksey and wife, Emma Jean Cooksey by Deed dated June 6, 1966 and filed for record on July 15, 1966 in Book 4036, Page 369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2004 Straightway Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 19th day of January, 2004.

Charles Kimbrough

Blondell Strong Kimbrough

Davidson County DEEDWARR
Recvd: 01/23/04 12:22 2pgs
Fees:13.00 Taxes:225.70

20040123-0009208

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Charles Kimbrough and* personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

*Blondell Strong Kimbrough

Witness my hand and official seal, this the .

Laura Shoun

Notary Public

My Commission Expires: 5/3/24

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903