WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/25/04 15:25 2pgs
Fees:13.00 Taxes:310.43

20040325-0033951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,900.00

Janey E. Schram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 2004

LEE E. CRANE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee E. Crane
Notary Public

MY COMMISSION EXPIRES: January 26, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janey E. Schram (NAME)	Bank of America, N.A. (NAME)	91-05-0/75.00
623 Waco Drive (ADDRESS)	900 W. Trade Street (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Charlotte, NC 28255-0001 (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, Richard M. Kimbro, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janey E. Schram, unmarried

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. 16 on the Plan of Moss-Wood Subdivision, Section Two, as of record in Book 2900, page 123, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard M. Kimbro, Jr. and wife, Teresa L. Kimbro by deed from John Wayne Perry, and wife, Mary Ann Perry of record in Book 6635, page 204, Register's Office for Davidson County, Tennessee. Subsequently, Teresa L. Kimbro having conveyed her interest to Richard M. Kimbro, Jr. by deed of record in Instrument No. 20010921-0102456, said Register's Office for Davidson County, Tennessee.

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

And I, ~~Laura K.~~ Laura K. Kimbro, wife of Richard M. Kimbro, Jr., join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said propertyby virtue of my marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 623 Waco Drive, Nashville, TN 37209
(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 my hand this 24th day of March 2004

Richard M. Kimbro, Jr.

Laura Kimbro

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 Richard M. Kimbro, Jr., married to Laura Kimbro

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 2004.

Commission expires January 26, 2008

Notary Public Lee E. Cranford

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

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