Davidson County DEEDWARR
Recvd: 05/05/04 15:14 2pgs
Fees:13.00 Taxes:435.49

20040505-0051593

WARRANTY DEED

ET-04-5102

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,700.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 09.16.07

(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Kimes and Beverly JoAnn Kimes, married	Countrywide Home Loans	
(NAME)	(NAME)	
106 Teresa Drive	750 Old Hickory Blvd. #180	53-11-0-106
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID MIDGETT AND WIFE, PHYLLIS MIDGETT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHARLES L. KIMES AND BEVERLY JOANN KIMES, MARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 11, Teresa Drive Subdivision, as shown by plat of record in Plat Book 3842, Page 82, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David W. Midgett and wife, Phyllis K. Midgett, by Deed from James E. Holmes, Jr. and wife, Teressa G. Holmes, dated June 30, 1976, filed for record on July 8, 1976, in Deed Book 5043, Page 370, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Provisions as of record in Book 2540, Page 321, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Easement for Ingress and Egress to a well located on property as of record in Book 4012, Page 542, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 4051, Page 175, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all Restrictions and Easements of record if any.

*David Midgett and David W. MIdgett are one and the same person.

unimproved ( )
This is improved (X) property, known as 106 Teresa Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

*Phyllis Midgett and Phyllis K. Midgett are one and the same person.

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/our hand(s) this 30th day of April, 2004.

David Midgett

Phyllis Midgett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named David Midgett and Phyllis Midgett, 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 ~~Old Hickory~~ Mt Juliet, Tennessee, this 30th day of April, 2004.

My Commission Expires: 9-16-07

JENNY ARLEAN SANDERS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Jenny Arlean Sanders
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 30th day of April, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW