Dav. CO. File Box 14-A
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Davidson County DEEDWARR
Recvd: 05/21/04 08:38 2pgs
Fees:13.00 Taxes:1609.50

20040521-0059746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 435,000.00

x Barbara Mora
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: May 18, 2004.

NOTARY PUBLIC AT LARGE
Sharen L. Clevenger
My Commission Expires March 22, 2008

Sharen L. Clevenger
NOTARY PUBLIC

STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY: Grissim Title & Escrow, LLC 2309 Crestmoor Rd, Suite 300, Nashville, TN 37215		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Allen B. Kaiser and Joan L. Kaiser 2807 Acklen Avenue Nashville, Tn 37212	NEW OWNER	104-11/53

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BARBARA MORA, UNMARRIED AND MEREDITH W. NEILL, UNMARRIED**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ALLEN B. KAISER AND JOAN L. KAISER, HUSBAND AND WIFE**

HEREINAFTER CALLED THE **GRANTEE(S),** 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. 4, Block 4, on the Plan of Fairfax Place, as shown on plat of record in Plat Book 547, pages 137 & 138, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Barbara Mora and Meredith W. Neill, by Deed of record in Book 11670, Page 810, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record in Instrument No. 20040521-0059745, Register's Office for Davidson County, Tennessee.

Barbara Mora executes this instrument as Attorney-In-Fact on behalf of Meredith W. Neill, pursuant to the Power of Attorney recorded in Instrument No. 20040521-0059744, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (x) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 2807 Acklen Avenue, Nashville, TN 37212

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. Whenever 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, this date:05/18/04

x Barbara Mora

x Meredith W. Neill
by: Barbara Mora poa

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Barbara Mora with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 18th day of May, 2004.

SHAREN L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

Sharen L. Clevenger
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, 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 in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Barbara Mora to me known to be the person who executed the foregoing instrument in behalf of Meredith W. Neill, and acknowledged that she executed that same as the free act and deed of the said Meredith W. Neill.

SHAREN L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of May, 2004.

Sharen L. Clevenger
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

_____
Notary Public

Commission Expires: _____

Leyin
mwn by: Leyin poa