THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* Davidson County DEEDWARR Recvd: 06/02/04 13:52 3pgs Fees:18.00 Taxes:1831.13 20040602-0064564	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $494,900.00.* *Affiant* NOTARY PUBLIC AT LARGE *Notary Public* Julie Bhattacharya Peak My Commission Expires May 28, 2006 STATE OF TENNESSEE *My Commission expires:*

Name and Address of New Owner:

Kemper P. and Stephanie S. Maxwell
806 Willowdale Court
Nashville, TN 37220

Send Tax Bills To:
Pinnacle National Bank
211 Commerce St. # 300
Nashville, TN 37201

Street Address of Subject Property:	**Map and Parcel:**
806 Willowdale Court Nashville, TN 37220	160-02-0-051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HARLON J. KIMBRO, JR., WILLIAM C. KIMBRO, DAVID SCOTT KIMBRO AND ANNE ELIZABETH FROST,** Beneficiaries under the Will of Helen S. Kimbro, deceased, hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **KEMPER P. MAXWELL AND WIFE, STEPHANIE S. MAXWELL,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Russellwood Heights, of record in Book 3842, page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Harlon J. Kimbro and wife, Helen S. Kimbro, by deed from W. P. Russell and wife, Virginia C. Russell, of record in Book 4677, page 34, Register's Office for Davidson County, Tennessee. The said Harlon J. Kimbro having predeceased Helen S. Kimbro. The said Helen S. Kimbro having since died, leaving a Last Will and Testament probated in the Probate Court for Davidson County, Tennessee under Docket No. 03P-1139.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes and assessments for 2004 and subsequent years, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantees.

2. Matters shown on plan of record in Book 3842, page 188, Register's Office for Davidson County, Tennessee.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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 Grantors do covenant with the said Grantees that they 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 Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title 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.

The spouses of the Grantors do not join in this conveyance as the subject property is not now nor has it ever been used as the primary residence of the parties.

WITNESS our hands this 28th day of May, 2004.

HARLON J. KIMBRO, JR.

WILLIAM C. KIMBRO

DAVID SCOTT KIMBRO

ANNE ELIZABETH FROST

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **HARLON J. KIMBRO, JR.,** 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 seal at Nashville, Tennessee, the day and year first above written.



NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:_____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **WILLIAM C. KIMBRO,** 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 seal at Nashville, Tennessee, the day and year first above written.



NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

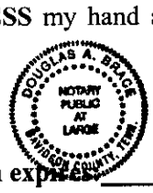
NOTARY PUBLIC

My commission expires:_____

STATE OF TENNESSEE]
COUNTY OF]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **DAVID SCOTT KIMBRO,** 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 seal at Nashville, Tennessee, the day and year first above written.



NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:_____

STATE OF TENNESSEE]
COUNTY OF]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **ANNE ELIZABETH FROST,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.



NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:_____

F:\RUBYE\kimbro wd to maxwell.doc