Davidson County DEEDWARR
Recvd: 08/16/04 08:20 3pgs
Fees:18.00 Taxes:495.80
20040816-0098486

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Betty A. Falk, et al 781 Dry Creed Rd. Goodlettsville, TN 37072	Same as New Owner	Map 24 Parcel 73

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LEE A. KIES and wife, JONI HUNTER KIES, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto BETTY A. FALK and CYNTHIA A. FALK, as joint tenants with survivorship obtaining, hereinafter referred to as 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 the 10th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING in the center of Dry Creek Road, at the southwest corner of the property conveyed to H.L. Redding, Sr. and wife, by deed in Book 1877, page 165, Register's Office for said County; thence South 62 deg. East 191.75 feet with the centerline of Dry Creek Road; thence leaving said road, North 29 deg. 08' East 230.7 feet to an iron pin; thence North 71 deg. 54' West 170.6 feet to an iron pin in the west property line of H.L. Redding, Sr. and wife; thence South 36 deg. West 203.2 feet with said property line to the beginning, containing 0.89 acres according to a survey made by Solon E. Davis, Consulting Engineer dated September 12, 1961.

BEING the same property conveyed to Lee A. Kies and wife, Joni Hunter Kies, to create a tenancy by the entirety, by Deed of record in Book 6867, page 891, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

This property is located at 781 Dry Creek Road, Goodlettsville, Tennessee 37072.

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And, we, the GRANTORS, 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.

CYNTHIA A. FALK executes this Warranty Deed as Attorney-in-Fact for BETTY A. FALK, under a Power of Attorney recorded in Instrument No. 20040816-0098485, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

LEE A. KIES

JONI HUNTER KIES

"GRANTEES"

Betty A. Falk
BY: Cynthia A. Falk ATTY-IN-FACT
BETTY A. FALK
BY: CYNTHIA A. FALK, Attorney In Fact

CYNTHIA A. FALK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE A. KIES and wife, JONI HUNTER KIES, and CYNTHIA A. FALK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13th day of August, 2004.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 13th day of August, 2004, before me, personally appeared CYNTHIA A. FALK, to me known to be the person who executed the foregoing instrument on behalf of BETTY A. FALK, and acknowledged that she executed the same as the free act and deed of the said BETTY A. FALK.

WITNESS my hand and official seal this the 13th day of August, 2004.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

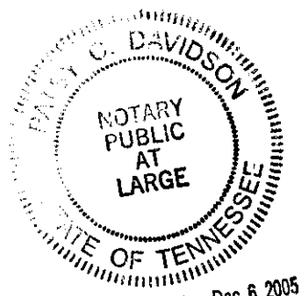
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $134,000.00.

Affiant

Sworn to and subscribed before me, this the 13th day of August, 2004.

NOTARY PUBLIC



My Commission Expires Dec. 6, 2005