WARRANTY DEED

G-SZ-04-1807

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,800.00

Robin Elandrews
Affiant

Subscribed and sworn to before me, this 18th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN. My Commission Expires JUL 11 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Thomas Kimmel + Robin E. Andrews	New Owner	
1807 Tyne Boulvard		145-89
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES MICHAEL CLAPPER AND WIFE, DEBORAH MUSGROVE CLAPPER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS KIMMEL AND ROBIN E. ANDREWS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 2 on the Plan of Tyne Hill Estates, as of record in Plat Book 4175, page 27, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Michael Clapper and wife, Deborah Musgrove Clapper by Warranty Deed executed June 29, 1997 and filed for record on July 3, 1997 in Book 10517, page 834, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those fo record in Plat Book 4175, page 27, Register's Office for Davidson County, Tennessee.

☆Joint Tennants

unimproved ( )
This is improved (X) property, known as 1807 Tyne Boulvard, Nashville, Tennessee 37215
(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 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. 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 18th day of August, 2004

James Michael Clapper

Deborah Musgrove Clappper

Davidson County DEEDWARR
Recvd: 09/13/04 16:23 2pgs
Fees:13.00 Taxes:1527.36

20040913-0110535

STATE OF ~~Tennessee~~ Washington
COUNTY OF ~~Davidson~~ Pierce

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Michael Clapper ~~and Deborah Musgrove Clappper~~, the within named bargainor, 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 pruposes therein contained.

Witness my hand and offical seal, this the 18th day of August, 2004.

Vicky L Winters
Notary Public

My Commission Expires: 11/08/06

(SEAL)

VICKY L. WINTERS
NOTARY PUBLIC
COMMISSION EXPIRES
NOV. 8, 2006
STATE OF WASHINGTON

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903