McCann & Hubbard
7105 Crossroads Blvd #102
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 09/23/04 10:14 1pgs
Fees:13.00 Taxes:647.50
20040923-0114737

# WARRANTY DEED

BEHARY-04MT0675

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/27/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

**THIS INSTRUMENT WAS PREPARED BY:**
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nicia Behary | New Owner | MAP 172-12-A, |
| (NAME) | (NAME) | |
| 253 Burgandy Hill Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MICHAEL W. KIMBRELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto NICIA BEHARY, 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. 91 on the Plan of Bradford Hills, Section Nine, of record in Book 7900, Page 6, as amended in Book 7900, Page 414, said Register's Office.

Said Lot No. 91 fronts 54.95 feet on the broken westerly margin of Burgandy Hill Road and extends back 120.00 feet on the northerly line and 110.36 feet on the southerly line to a dead line in the rear, measuring 102.12 feet thereon.

Being the same property conveyed to Michael W. Kimbrell, a single man, by deed from Hugh A. Moore and wife, Allison S. Moore, dated July 31, 2000, filed August 4, 2000, of record in Instrument No. 20000804-0077687, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 253 Burgandy Hill Road, Nashville, Tennessee 37211
(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 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 20th day of September, 2004.

Michael W. Kimbrell

**STATE OF Tennessee**
**COUNTY OF Davidson**

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Michael W. Kimbrell , 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 Nashville, Tennessee, this 20th day of September, 2004.

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

April G Nichols
Notary Public