WARRANTY DEED

KIMBRELL-04MT0676AB

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $17,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF September, 2004.

(Affix Seal)

Notary Public

My Commission Expires: 7-19-08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Kimbrell	New Owner	MAP 83-9, PARCEL 395
1521 Woodland Street		
Nashville, TN 37026		

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, SHEILA CORCORAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL KIMBRELL, 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. 22 and the East 6 feet of Lot No. 21 on the Map of A.V.S. Lindsley's 29 acre tract, of record in Book 57, Page 66, said Register's Office.

Said Lot No. 22 and part of Lot 21 front together 47 1/2 feet on the Northerly side of Woodland Street, formerly Chadwell Avenue, and run back between lines, with the Westerly margin of Hickman Street, 150 feet to an alley in the rear, and measures 48 feet thereon.

Being the same property conveyed to Tony Edward Dalton and wife, Sheila Corcoran-Dalton by deed from Metropolitan Development and Housing Agency, dated July 23, 1992, filed July 23, 1992, of record in Book 8682, Page 512, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Sheila Corcoran by quitclaim deed from Tony E. Dalton, dated August 28, 2002, filed August 30, 2002, of record in Instrument No. 20020830-0105588, said Register's Office.

( ) unimproved
This is (X) improved property know as 1521 Woodland Street, Nashville, Tennessee 37026 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 17th day of September, 2004 :

Sheila Corcoran

Sheila Corcoran

Davidson County DEEDWARR
Recvd: 09/24/04 13:31 1pgs
Fees:13.00 Taxes:62.90

20040924-0115602

STATE OF Tennessee

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SHEILA CORCORAN, the bargainor(s), 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 official seal this 17th day of September, 2004.

Notary Public

My Commission Expires: 7-19-08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN