STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF **SEPTEMBER, 2004**

Notary Public

MY COMMISSION EXPIRES: 9-22-2007

(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID L. KIMBROUGH, ET UX	American Home Mortgage	**161-14-13**
(NAME) **15451 OLD HICKORY BLVD.**	(NAME) 520 Broadhollow Road	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS) Nelville, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/01/04 12:51 2pgs
Fees:13.00 Taxes:592.00

20041001-0118541

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DOROTHY R. BRANHAM, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID L. KIMBROUGH AND WIFE, KIM W. KIMBROUGH,** HEREINAFTER CALLED 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 6th Civil District of said County and State, described according to a copy of a survey made August 13, 1962, by Steve Draper, Surveyor, as follows:

Beginning at a point in the south margin of Old Hickory Boulevard, 1133.45 feet east from the northwest corner of the Elmo Phillips Farm; thence along the margin of Old Hickory Boulevard, south 81 deg. east 130 feet to a point; thence leaving said Boulevard, south 9 deg. west 210.7 feet to a point; thence south 85 deg. 06' west 130.3 feet to a point; thence north 9 deg. east 220 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THAT CERTAIN PROPERTY CONVEYED TO THE STATE OF TENNESSEE IN DEED BOOK 7836, PAGE 232, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Beginning at the point of intersection of the existing south margin of State Route 254 and the west boundary of the Barbara Thompson property; thence with said west boundary south 12 degrees 25 minutes 00 seconds west 13.54 feet to a point; thence with the proposed south margin of said road north 77 degrees 16 minutes 59 seconds west 130.70 feet to a point; thence with the east boundary of the Richard V. Heinrich and Sandra H. Heinrich property north 12 degrees 24 minutes 59 seconds east 12.86 feet, more or less to a point; thence with said existing margin easterly 132 feet, more or less to the point of beginning and containing 1,726 square feet.

Being the same property conveyed to J. Douglas Branham and wife, Dorothy R. Branham from Elmo Phillips and wife, Myrtle Baars Phillips by deed of record in Book 3647, page 74, Register's Office for Davidson County, Tennessee. The said J. Douglas Branham having since died.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **15451 OLD HICKORY BLVD., NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

619918

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 assigns forever; and we do covenant with the said GRANTEES that I am 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 hand this 29 day of **SEPTEMBER, 2004.**

Dorothy R. Branham

DOROTHY R. BRANHAM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DOROTHY R. BRANHAM,** 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 at Nashville, Tennessee this 29th day of September, 2004.

My commission expires: **September 22, 2007**

Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.