WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/04 13:29 1pgs
Fees:13.00 Taxes:419.21

KIMBROUGH 20041209-0146891

STATE OF Tennessee
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,300.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF December, 2004.

Notary Public

My Commission Expires:

LORI BUIE NOTARY PUBLIC AT LARGE TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sherry L. Kimbrough, a unmarried woman and Jamie Kimbrough, a unmarried woman	WR Starkey Mortgage, LLP	33-04-30
117 Draper Drive	103 Hazel Path Court-Suite 7	
Goodlettsville, TN 37072	Hendersonville, TN 37075	

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, LESLIE GEOFFREY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SHERRY L. KIMBROUGH, A UNMARRIED WOMAN AND JAMIE KIMBROUGH, A UNMARRIED WOMAN, 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 located and lying in the city limits of Goodlettsville, TN, and being known as Lot No. 20, Goodlettsville Heights, Section 3, according to the plan of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Leslie Geoffrey by Warranty Deed from J. H. Payne and wife, Rebecca R. Payne in Instrument Book 200401210007818, executed on September 4th, 2003 and recorded on January 21, 2004, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 117 Draper Drive, Goodlettsville, Tennessee 37072.

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 3rd day of December, 2004 :

Leslie Geoffrey

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, Forrest Freedman, a Notary Public in and for said County and State, the within named LESLIE GEOFFREY, UNMARRIED, 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 Coral Springs, Florida, this 3rd day of December, 2004.

Notary Public

My Commission Expires: 11/14/08

Forrest Freedman
Commission # DD359528
NOV. 14, 2008
Bonded Thru
Atlantic Bonding Co., Inc.