WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/05 14:31 2 pgs
Fees:13.00 Taxes:157.25

20050215-0017201

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$ 42,500.00

Affiant

Subscribed and sworn to before me this 1 day of February, 2005

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HALE. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Martin	John Martin	081-16-0-073.00
P.O. Box 90081 ~~1203 Heiman Street~~	P. O. Box 90081	
Nashville, TN 37209	Nashville, TN. 37209	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Leroy Kimber*** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Martin**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* and wife Mary Kimber

Being the west 35 feet of the east 114 feet of Lots Nos. 168 and 169 on the plan of D.T. McGavock's Addition, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of lots front 35 feet on the south side of Heiman Street and run back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Willie Lee Kimber, unmarried, by deed from Louise Fey and Henry Fey, both unmarried people, Mrs. Lena Fey Barnes, a widow, Albert Fey and wife Bonnie Fey and Anne F. Elliott and husband, Ira F. Elliott, on April 13, 19xx, of record in Book 1360, page 199, Register's Office for Davidson County, Tennessee. And further conveyed to Leroy Kimber by Quitclaim Deed from Willie Lee Kimber on November 3, 2004, of record in Instrument Number 20041103-0132565, said Register's Office.

xx 1946

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 41, Register's Office Davidson County, Tennessee.

This is improved property known as: **1203 Heiman Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 11, 2005.

Leroy Kimber

Mary Kimber
Mary Kimber

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leroy Kimber*** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

* AND WIFE MARY KIMBER

WITNESS my hand and Official Seal at office this February 11, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY