Davidson County DEEDWARR
Recvd: 03/18/05 15:28 2 pgs
Fees:13.00 Taxes:412.55
20050318-0030146

40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jerry Kilgore
906 Knox Avenue
Nashville, TN 37204

SEND TAX BILL:

SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MORTGAGEE:
SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
MAP 118-1
PARCEL 362

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Vonda M. Chambers, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jerry Kilgore, unmarried** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of W.D. Gale's Kirkwood Addition, as of record in Plat Book 332, page 76, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 21 fronts 50 feet on the northerly side of Knox Avenue and runs back between parallel lines, 170 feet to an alley.
>
> Being the same property conveyed to Walter Haynes and wife, Lola V. Ransom Haynes, by deed from Floyd G. Westenberger, unmarried, dated April 22, 1966, of record in Book 4009, page 917, Register's Office for Davidson County, Tennessee. The said Walter Haynes and wife, Lola V. Ransom Haynes, both having since died, with Lola V. Ransom Haynes predeceasing Walter Haynes. Pursuant to the Last Will and Testament of Walter Haynes of record in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 03P-638, and pursuant to an Affidavit of Inheritance of Real Estate of record in Instrument No. 20050310-0026730, title to the property was devised to Vonda M. Chambers.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 906 Knox Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, herself heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 17th day of March, 2005.

Vonda M. Chambers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Vonda M. Chambers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17th day of March, 2005.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $111,500.00.

AFFIANT

Subscribed and sworn to before me
this 17th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007