**This document prepared by (and after recording return to):**

| | |
|---|---|
| Firm/Company | Consumer Trust Title & Escrow, LLC |
| Address: | 219 Ward Circle |
| Address 2: | Suite 3 |
| City, State, Zip: | Brentwood, TN 37027 |
| Phone: | (615) 369-0039 |

Davidson County DEEDWARR
Recvd: 04/18/05 15:29 3 pgs
Fees:18.00 Taxes:1082.25

20050418-0043032

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **THOMAS E. KIMMEL, AND WIFE, ROBIN ANDREWS** hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **JOHN WILLIAM RYAN, III, UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **DAVIDSON**, State of Tennessee, to-wit:

BEING LAND IN THE 26TH WARD OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 OF BLOCK H ON THE PLAN OF CHEROKEE PARK, SECOND SUBDIVISION, AS OF RECORD IN BOOK 547, PAGES 176 AND 176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 19 FRONTS 60.0 FEET ON THE SOUTHERLY SIDE OF CAMBRIDGE AVENUE AND RUNS BACK 100.0 FEET ON THE WESTERLY LINE AND 104.67 FEET ON THE EASTERLY LINE TO A DEAD INE AND MEASURES 60.18 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED TO THOMAS E. KIMMEL, UNMARRIED BY WARRANTY DEED OF KIMBERLY J. AMES, UNMARRIED DATED AUGUST 25, 1997 AND RECORDED AUGUST 27, 1997 IN BOOK 10583, PAGE 251, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Map Parcel Number: **103-8-231**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT all matters on the Plan of record in Book 547, Pages 175 and 176, all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 11th day of April, 2005.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

Grantor
Thomas E. Kimmel

Grantor
Robin Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Thomas E. Kimmel and Robin Andrews with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

**Grantor(s) Name, Address, phone:**
Thomas E. Kimmel & Robin Andrews
1807 Tyne Blvd.
Nashville, TN 37215
615-400-5523
615-498-8072

**Grantee(s) Name, Address, phone:**
John William Ryan, III
3927 Cambridge Avenue
Nashville, TN 37205
615-424-5216

**SEND TAX STATEMENTS TO GRANTEE**

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$292,500.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 11th day of April, 2005

Robin Andrews
Affiant

Robin Andrews
Type or Print Name

Notary Public

W. Davis
Type or Print Name

(Seal)

My commission expires:

My Commission Expires JAN. 20, 2009