20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/05 12:26 2 pg:
Fees:13.00 Taxes:366.30
20050601-0061723

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,000.00
Patricia L Kephart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May 2005

Notary Public
MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 210, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia L. Kephart	First Franklin	MAP 073-01
(NAME)	(NAME)	
2723 Bobby Avenue	150 Allegheny Center Mall	PARCEL 077.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Pittsburgh, PA 15212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Kimberly R. Moody Barragan, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia L. Kephart, unmarried

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 Davidson County, Tennessee, BEING Lot No. 27 of Happy Valley Subdivision, Section "B", not of record, described according to a copy of a survey thereof by Z.J. Wilkinson, Surveyor, September 2, 1945, as follows:

BEGINNING at a point in the northerly margin of Bobby Avenue, at the corner of Lots 26 and 27; thence with the line between said lots, northerly 140 feet to the corner of said lots and of Lots 7 and 8; thence with the line between Lots Nos. 8 and 27, easterly 75 feet to the corner of said lots and of Lots 9 and 28; thence with the line between Lots 27 and 28, southerly 140 feet to the northerly margin of Bobby Avenue; thence with the margin of the same westerly 75 feet to the point of beginning.

BEING the same property conveyed to Kimberly Moody and Hector Barragan, both unmarried, joint tenants with right of survivorship, by Warranty Deed from Steven D. Henson and Cathy A. Henson, dated August 20, 2000, of record at Instrument No. 20000822-0083071, Register's Office for Davidson County, Tennessee. Pursuant to final decree of divorce, Hector M. Barragan, having since conveyed all of his right title and interest in and to subject property to Kimberly R. Moody Barragan, by Quitclaim Deed of record at Instrument No. 20041130-0142139, recorded 11/30/2004, Register's Office for Davidson County, TN

This Conveyance is subject to taxes for the year of 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 2723 Bobby Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are 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 31st day of May, 2005

Kimberly R. Moody Barragan
Kimberly R. Moody Barragan

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 Kimberly R. Moody Barragan, Unmarried

the bargainor _____, 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 Goodlettsville, this 31st day of May, 2005.

Commission expires 9/22/07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public