THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 06/30/05 10:25 2 pgs
Fees:13.00 Taxes:203.50
20050630-0075348

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Garland Dale Kimbro 926 Benton Avenue Nashville, TN 37204	New Owner	Map 105-09-0 Parcel 408.00

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Charles Harden, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Garland Dale Kimbro, hereinafter called the Grantee, his heirs and assigns, all of his interest in a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Being the easterly 60 feet front of Lot No. 40 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County, described as follows:
>
> Beginning on the northerly margin of Arthington Avenue at a point 160 feet easterly from the easterly margin of 10th Avenue South, formerly Jowett Avenue; thence with the northerly margin of Arthington Avenue, eastwardly 60 feet to the corner of Lots No. 40 and 42,; thence northwardly with the line between said two lots 218 feet to the southerly margin of an alley; thence with the southerly margin of said alley westwardly 50 feet; thence southwardly 217 feet, more or less, to the beginning .
>
> Being the same property conveyed to Mary Allen Harding and Rufus S. Kimbro, and his wife, Ester Allen Kimbro by deed from John Mikel Harper and wife, Nora S. Harper, of record in Book 3310, page 377, Registers Office for said County. Mary Allen Harding died on June 30, 2001, with her sole heir at law being Charles Harden. Rufus S. Kimbro died in September of 1987, and Ester Allen Kimbro died on May 2, 2005, with her sole heir at law being Garland Dale Kimbro.
>
> This property is commonly known as 926 Benton Avenue, Nashville, Tennessee 37204.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of ~~said land in fee simple~~, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

The Grantor does not reside in the subject property nor has he claimed the property to be his residence.

WITNESS my hand this 20th day of June, 2005.

CHARLES HARDEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles Harden, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me this 20th day of June, 2005.

Notary Public

My Commission Expires: 5-28-06.
