Davidson County DEEDWARR
Recvd: 07/13/05 16:13 2 pgs
Fees:13.00 Taxes:473.97
20050713-0081425

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,100.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of July, 2005.

Notary Public

My Commission Expires: 11/22/05

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Coley Duncan
2219 Lindell Ave.
Nashville, TN

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

105-14-0142.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edwin G. Kirkland and Allan Holladay hereinafter referred to as Grantors, hereby transfer and convey to Coley Duncan, unmarried hereinafter referred to as Grantee, his 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. 20 of Block 20 on the plan of Yarbrough's Subdivision of Woodland, as of record in Book 161, page 104 Register's office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Edwin G. Kirkland and Allan Holliday as tenants in common by instrument of record in Book 8339, page 33 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Plan of Record in Book 161, page 104 Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record.

County and/or City taxes for the year, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 2219 Lindell Ave., Nashville, TN.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 12th day of July, 2005.

Edwin G Kirkland

Allan Holladay

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned a Notary public in and for said County and State, Edwin G. Kirkland and Allan Holladay, with whom I am personally acquainted and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this.

Notary Public

My Commission Expires: 11/22/05