Davidson County DEEDWARR
Recvd: 07/20/05 15:09 2 pgs
Fees:13.00 Taxes:991.23

20050720-0084478

WARRANTY DEED

G-CD-05-2003

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,900.00

Marissa Baker
Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/24/2008

SANDY MEYER NOTARY PUBLIC (REAL) AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J.Kinney	New Owner	
2003 Russell Street (ADDRESS)	(NAME) (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	83-14 87.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES STEPHEN NEIGHBORS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN J.KINNEY, UNMARRIED, AND SCOTT J.DINKINS, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 21 ON THE UNRECORDED PLAN OF THE SUBDIVISION OF THE 50-ACRE TRACT OF J.I.D. HINDS, TRUSTEE, IN EAST NASHVILLE, DESCRIBED ACCORDING TO A SURVEY MADE JULY 11, 1934, BY ERIE DRAKE, COUNTY SURVEYOR, AS FOLLOWS:

Beginning at a point on the northerly margin of Russell Street 569.5 feet eastwardly from the easterly margin of South 19th Street; thence eastwardly along the northerly margin Russell Street 118 feet to the westerly line of the Shelby Park Golf Course; thence with said line northerly 160 feet to the southerly margin of an alley; thence westerly along the southerly margin of said alley 118 feet; thence southerly 160 feet to the beginning.

The above described property has never been the marital residence of the grantor(s) herein.

BEING A PORTION OF PROPERTY CONVEYED TO JAMES STEPHEN NEIGHBORS, MARRIED, BY WARRANTY DEED FROM LUCILLE TRUSTY WALKER, RECORDED ON THE 12TH DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031112-0165351, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. And further re-recorded in Inst. No. 20050719-0085687, ROTCT.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; and b) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2003 Russell Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of July, 2005.

James Stephen Neighbors

STATE OF Tennessee
COUNTY OF Davidson

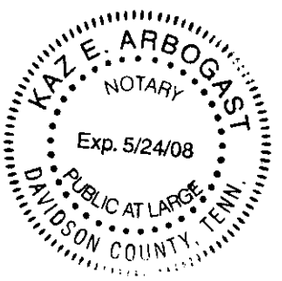
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Stephen Neighbors, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of July, 2005.

Kaz E. Arbogast
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903