Box 5

Davidson County DEEDWARR
Recvd: 07/25/05 09:30 2 pgs
Fees:13.00 Taxes:732.60

20050725-0085945

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of July, 2005.

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
My Commission Expires SEPT. 24, 2005

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:
Jeffrey A. Corle
1816 Beech Avenue
Nashville, TN 37203

SEND TAX BILLS TO:
Jeffrey A. Corle
1413 Acklen Ave.
Nashville, TN 37212

MAP-PARCEL NUMBERS:
105.10-0-029.00

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, a married man, hereinafter referred to as Grantors, hereby transfers and conveys to Jeffrey A. Corle hereinafter referred to as 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 the northerly 50 feet of Lot No. 6 on the Map of Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50 feet on the easterly side of Beach Avenue and runs back between parallel lines 180 feet on the northerly side and 178.5 feet, more or less, to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Edwin G. Kirkland, a married man, by deed from Lyndal Roberts of record in Deed Book 7791, page 884, Register's Office for Davidson County, Tennessee.

The said property is not the marital residence of Edwin G. Kirkland.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 57, Page 95, Register's Office of said County.

County and/or City taxes for the year 2005, 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 GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1816 Beech Avenue, Nashville, TN 37203.

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 I do covenant with the said **GRANTEES** that I am 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 **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 22nd day of July, 2005.

Edwin G. Kirkland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Edwin G. Kirkland, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 22nd day of July, 2005.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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