WARRANTY DEED

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Kimberly Sorensen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2005

Notary Public

MY COMMISSION EXPIRES: 04/05/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Sorensen	Kim Sorensen	52-13-8 and
(NAME)	(NAME)	
P/O Lots 13 & 14, Miami Avenue	2916 Steamboat Dr.	52-13-9
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Donelson Tn 37214	
(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, Arzo Carson and wife, Shirley L. Carson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Sorensen, 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 the northerly 25 feet of Lot No. 13 and all of Lot No. 14 on the Plan of Gothard's Subdivision as of record in Book 547, page 79, Register's Office for said County, described together as follows:

Said lot and part of lot front together 75 feet on the westerly side of Miami Avenue and run back between lines to the low water mark of the Cumberland River 155 feet, more or less.

LESS AND EXCEPT a portion of the property conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee by Joe M. O'Neal and described of record in Deed Book 4002, page 754, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arzo Carson and wife, Shirley L. Carson by deed dated 9/23/85 and recorded on 9/23/85 from Joe M. O'Neal of record in Book 6662, page 427, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements which may affect the property and are currently of record.

Davidson County DEEDWARR
Recvd: 08/12/05 10:46 2 pgs
Fees:13.00 Taxes:166.50

20050812-0095649

unimproved ( )
This is improved (X) property, known as P/O Lots 13 & 14, Miami Avenue, Nashville, Tennessee 37214
(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 our hand s this 5th day of August, 2005

Arzo Carson

Shirley L. Carson

Shirley L. Carson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arzo Carson and wife, Shirley L. Carson

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 5th day of August, 2005.

Commission expires 04/05/09

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 _____ to be the _____ 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

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY