WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 112,000.00

Travis K. Pardue
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF SEPTEMBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01051CP PARDUE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Travis K. Pardue and Kristen M. Pardue	Same	MAP:
4619 Hessey Road		Parcel:123-0 71.00, 123-0 78.00
Mt. Juliet, TN 37122		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TANYA KILPATRICK KIMBROUGH, AND HUSBAND JERRY LEE KIMBROUGH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

TRAVIS K. PARDUE, AND WIFE, KRISTEN M. PARDUE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as West of Granny Wright Lane, 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 30th day of September, 2005.

Tanya Kilpatrick Kimbrough

Jerry Lee Kimbrough

Davidson County DEEDWARR
Recvd: 10/07/05 10:05 2 pgs
Fees:13.00 Taxes:414.40
20051007-0121172

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, TANYA KILPATRICK KIMBROUGH and JERRY LEE KIMBROUGH, 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 Mt. Juliet, Tennessee , this 30th day of September, 2005.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

TRACT 1:
A TRACT OF LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING AT A POINT IN THE PROPERTY LINE BETWEEN THE LANDS OF LEWIS WARD, SR. AND LONA HAMBLIN, WHICH POINT IS 301 FEET SOUTH OF A UNITED STATES GOVERNMENT MONUMENT, WHICH IS THE BEGINNING IF THE TRACT OF LAND HEREIN CONVEYED; THENCE, NORTH 86 DEGREES 20 MINUTES WEST 485 FEET TO A POINT, THE NORTHWEST CORNER OF THE LEWIS WARD, JR. TRACT; THENCE, SOUTH 4 DEGREES WEST 330 FEET TO A POINT IN THE NORTH LINE OF THE BALLENTINE TRACT; THENCE, SOUTH 86 DEGREES 20 MINUTES EAST 484.7 FEET TO A POINT IN THE LONA HAMBLIN TRACT, BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN CONVEYED; THENCE, NORTH 4 DEGREES EAST 330 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.67 ACRES, MORE OR LESS.

EXCEPTION IS TAKEN TO THAT PORTION OF THE SUBJECT PREMISES LYING WITHIN THE BOUNDARY OF ANY STREET, ROAD OR RIGHT-OF-WAY OR INCLUDED IN DEEDS TO THE UNITED STATES OF AMERICA OF RECORD IN BOOK 3856, PAGE 791, BOOK 3860, PAGE 296, OR BOOK 3861, PAGE 731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:
LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON A SURVEY BY RALPH W. C. LAMBERT, DATED MARCH 14, 1967, AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE WESTERLY COMMON CORNER OF THE LEWIS WARD, SR. PROPERTY AND THE ELVIS BALLENTINE PROPERTY; THENCE, NORTH 4 DEGREES EAST 330 FEET +/- ALONG AND WITH THE UNITED STATES GOVERNMENT PROPERTY TO A POINT; THENCE, SOUTH 86 DEGREES 20' EAST 860 FEET +/- TO AN IRON PIN; THENCE, SOUTH 4 DEGREES EAST 330 FEET +/- TO AN IRON PIN; THENCE NORTH 86 DEGREES 20' EAST 860 FEET +/- TO THE POINT OF BEGINNING AND CONTAINING 6.6 ACRES, MORE OR LESS.

TRACT III:
LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AS SHOWN ON A SURVEY BY RALPH W. C. LAMBERT, DATED MARCH 14, 1967, AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE WESTERLY COMMON CORNER OF THE LEWIS WARD, SR. PROPERTY AND THE ELVIS BALLENTINE PROPERTY; THENCE, SOUTH 86 DEGREES 20 MINUTES EAST 435.0 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE LEWIS WARD, SR. PROPERTY; THENCE, SOUTH 4 DEGREES WEST 238.2 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF UNITED STATES GOVERNMENT PERCY PRIEST TRACT #602; THENCE NORTH 72 DEGREES 20 MINUTES EAST WITH THE NORTHERLY BOUNDARY OF SAID TRACT #602; 422.2 FEET TO A CONCRETE MONUMENT; THENCE, NORTH 4 DEGREES EAST 163 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.0 ACRES.

BEING THE SAME PROPERTY CONVEYED BY LAST WILL AND TESTAMENT OF THOMAS ALLEN KILPATRICK, DECEASED, FILED IN DAVIDSON COUNTY PROBATE OFFICE, DAVIDSON COUNTY, TENNESSEE, AS WILL BOOK 214, PAGE 685 TO TANYA KILPATRICK, DAUGHTER OF DECEASED. SAID THOMAS ALLEN KILPATRICK DIED JUNE 22, 1997. BEING ALSO THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM GLORIA KAY KIDD KILPATRICK TO THOMAS ALLEN KILPATRICK AS RECORDED ON THE 3RD DAY OF AUGUST, 1994 IN BOOK 9426, PAGE 659 AND INSTALLMENT DEED FROM LEWIS WARD, JR. AND WIFE, JOAN WARD TO ALLEN KILPATRICK AND WIFE, KILPATRICK AS RECORDED ON THE 12TH DAY OF MAY, 1987 IN BOOK 7233, PAGE 654, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TANYA KILPATRICK HAS SINCE MARRIED AND IS NOW KNOWN AS TANYA KILPARTICK KIMBROUGH.

JERRY LEE KIMBROUGH ENTERS THIS CONVEYANCE TO CONVEY ANY MARITAL INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.