RETURN TO: MORRISON Title, Inc. 2702 GREYSTONE Rd. NASHVILLE, TN 37204 (615) 292-8950 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $235,000.00 Affiant Subscribed and sworn to before me this 2nd day of July, 2005. Notary Public My commission expires: March 22, 2008 NICKOLAS SHELTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires MAR. 22, 2008

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/06/05 15:28 2 pgs
Fees:13.00 Taxes:869.50
20051206-0146900

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patty Shelton	PATTY SHELTON	**Map 160-8, Parcel 61**
467 Oakley Drive	467 OAKLEY DR	
Nashville, TN 37220	NASHVILLE, TN 37220	

FOR AND IN 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 ACKNOWLEDGE, WE,

Gerard F. Killmeyer, a married man,

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

Patty Shelton

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 Lot No. 64, on the Plan of Brentview Hills, as of record in Book 3300, Pages 43, and 44, Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Francis A. Killmeyer and wife, Marie T. Killmeyer by Warranty Deed from Rather F. Demonbreun and wife, Mai E. Demonbreun, of record in Book 4355, Page 42, Register's Office for Davidson County, Tennessee. The said Francis A. Killmeyer and wife, Marie T. Killmeyer having since died, with the said Francis A. Killmeyer predeceasing Marie T. Killmeyer. The Last Will and Testament of Marie T. Killmeyer devised all real and personal property to her son Gerard F. Killmeyer, as shown of record in The Davidson County Probate Court Clerk's Office, Case No. 05P339.

Margaret A. Killmeyer, wife of Gerard F. Killmeyer, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3300, Page 43 and 44, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an Instrument of record in Book 3345 Page 205, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7529, Page 975, Register's Office for DAVIDSON County, Tennessee.

This is improved property known as 475 Broadwell Drive, Nashville, Tennessee 37220.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this ~~20th~~ 29th day of July, 2005.

X Gerard F. Killmeyer
Gerard F. Killmeyer

+ Margaret A. Killmeyer
Margaret A. Killmeyer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Margaret A. Killmeyer, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2005.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Gerard F. Killmeyer, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2005.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **05374-JM**
RECORD & RETURN TO:

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