*This Instrument Prepared By:*
*TITLE ESCROW, INC.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

ADDRESS NEW OWNER:
Marie B. Kirkland
9565 Normandy Lane
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/20/05 08:39 2 pgs
Fees:13.00 Taxes:196.10
20051220-0152246

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 105-9
PARCEL 367.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeffrey L. Hale, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Marie B. Kirkland, hereinafter called the Grantee, her 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 part of Lot No. 19 on the Plan of Waverly Place, of record in Book 57, Page 95, said Register's Office, and being known as Lot No. 1 on the unrecorded Plan of Subdivision of a part of Lot No. 19 for D. E. Mallernee, Jr. and wife, described according to a copy of a survey thereof made January 1948, by H. B. Fowlkes, as follows:
>
> BEGINNING at a point in the south margin of Argyle Avenue at the common corner of Lots No. 1 and 2, being 210.7 feet east from the easterly intersection of Elliot Avenue; thence with the line between Lots No. 1 and 2, south 43.8 feet to a corner of Lot No. 3; thence with the line between Lots No. 1 and 3, southwesterly 60 feet to the original lot line between Lots Nos. 18 and 19 of Waverly Place; thence with the said line northeasterly 100 feet to the westerly margin of an alley; thence with the margin of said alley, northwesterly 26 feet to the margin of Argyle Avenue; thence with the margin of the same, westerly 100 feet to the beginning.
>
> Being the same property conveyed to Jeffrey L. Hale by deed from Millicent Josephine Glenn of record in INST: 20051205-1145642, Register's Office for County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 2005 have been pro-rated and paid.

This is improved property known as 839 W. Argyle Avenue, Nashville, TN 37207, and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marie B. Kirkland, her heirs and assigns, forever; and I, Jeffrey L. Hale, married do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of December, 2005.

Jeffrey L. Hale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeffrey L. Hale, married the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of December, 2005.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 53,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of December, 2005.

NOTARY PUBLIC
My Commission Expires: