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Davidson County DEEDWARR
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20060315-0029705

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS THAT, GARLAND DALE KIMBRO herein referred to as Grantor for and in consideration of the sum of TEN AND 00/100 (10.00) Dollars to me paid by GARLAND DALE KIMBRO AND WIFE, MARIA KIMBO, hereinafter referred to as Grantees in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents do es grant, bargain, sell and release unto the said Grantees, their heirs, successors, and assigns forever:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being the easterly 60 feet of Lot No. 40 on the Waverly Land Companys Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Registers Office for said County, described as follows:

BEGINNING on the northerly margin of Arthington Avenue at a point 160 feet easterly from the easterly margin of 10th Avenue South, formerly Jowett Avenue; thence with the northerly margin of Arthington Avenue, eastwardly 60 feet to the corner of Lots No. 40 and 42; thence Northwardly with the line between said two lots 218 feet to the southerly margin of an alley; thence with the southerly margin of said alley Westwardly 50 feet; thence Southwardly 217 feet, more or less, to the BEGINNING.

SUBJECT TO: Easements, building setback lines and certain restrictions as set forth in Plat of Waverly Land Companys Plan of Lots called Waverly Place recorded in Book 57, page 95, Registers Office for Davidson County, Tennessee

Being the same property conveyed to GARLAND DALE KIMBRO by Warranty Deed from Charles Harden, dated June 20, 2005, recorded June 30, 2005 at Instrument Number 20050630-0075348, Registers Office for Davidson County, Tennessee.

This is improved property commonly known as 926 Benton Avenue, Nashville, Davidson County, Tennessee, 37204.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

Send Tax Bills to
Grantees' Address: Garland Dale Kimbro
926 Benton Avenue
Nashville, TN 37204

Tax/Map No. 105-09-04800

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, their heirs and assigns forever.

WITNESS my Hand and Seal this March 9th, 2006.

Garland Dale Kimbro

Garland Dale Kimbro

STATE OF Tennessee

COUNTY OF Davidson

On this 9 day of March, 2006, before me personally appeared Garland Dale Kimbro to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Witness my hand and official seal, this the 9 day of March, 2006.

Patricia Jay Gould
Notary Public

My Commission Expires: 7-29-2006

(SEAL)

PATRICIA JAY GOULD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 10.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Garland Dale Kimbro
Affiant

SWORN to before me this
9th day of March, 2006.

Patricia Jay Gould
Notary Public for Davidson County, Tennessee

My Commission Expires:

(SEAL)

PATRICIA JAY GOULD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Prepared by and return to:
EquiTitle, Inc.
175 Mouse Creek Road NW
Cleveland, TN 37312