Return to:
Forsythe Title
2525 West End Ave #350
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 03/23/06 08:50 2 pgs
Fees:13.00 Taxes:928.33
20060323-0033104

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel: 118-1-362

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
New Owner	Jeremiah & Christiane Davis	Nashville Bank & Trust
	906 Knox Avenue	4525 Harding Rd #300
	Nashville, TN 37204	Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JERRY KILGORE**,*have bargained and sold and by these presents do transfer and convey unto **JEREMIAH DAVIS and wife, CHRISTIANE DAVIS**, their heirs and assigns forever, the following described property, to wit:

*married

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of W. D. Gale's Kirkwood Addition, as of record in Plat Book 322, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the northerly side of Knox Avenue and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Jerry Kilgore by Warranty Deed from Vonda M. Chambers, dated March 17, 2005 and being recorded in Instrument No. 20050318-0030146, Register's Office for Davidson County, Tennessee.

(The subject property has never been used as Grantors marital residence)

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **2006 Davidson County property taxes are a lien but not yet due and payable.**
2. **All matters as shown on the plan of record in Plat Book 322, page 76, Register's Office for Davidson County, Tennessee.**

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 17th day of March, 2006.

JERRY KILGORE

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 **JERRY KILGORE**, 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 instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 17th day of March, 2006.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY
PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$250,900.00**.

Affiant

Sworn to and subscribed before me on this 17th day of March, 2006.

My Commission Expires:

Notary Public

RACHEL NEAL
NOTARY
PUBLIC
TENNESSEE
DAVIDSON COUNTY