Davidson County DEEDWARR
Recvd: 07/12/06 14:24 2 pgs
Fees:13.00 Taxes:1590.63

20060712-0083985

WARRANTY DEED

G-FS-06-2401

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 10-14-09
(AFFIX SEAL)

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Flynn-Kirkham	(Same / new owner) (NAME)	
2401 Oakland Avenue	Same	104-16-0-200.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GLORIA H. FIELD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REBECCA FLYNN-KIRKHAM AND SHAWN KIRKHAM, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING PART OF LOT NO. 166 ON THE PLAN OF BELMONT LAND COMPANY'S PLAN OF RECORD IN PLAT BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PORTION OF LOT NO. 166 FRONTS 44.15 FEET ON THE WESTERLY MARGIN OF OAKLAND AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF LINDEN AVENUE 175.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO GLORIA H. FIELD, UNMARRIED BY WARRANTY DEED FROM PENELOPE S. TESELLE, MARRIED, AND EUGENE A. TESELLE, RECORDED THE 4TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020604-0067790, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 Property Taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 421, page 34, said Register's Office; c) any and all existing easements and restrictions as shown of record and/or not stated herein.

unimproved ( )
This is improved (X) property, known as 2401 Oakland Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 30th day of June, 2006.

Gloria H. Field

Gloria H. Field

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gloria H. Field, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2006.

E. Dwayne Lannom

Notary Public

My Commission Expires:

(SEAL) 11 March 09

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

