Prepared by T. Jake Wolaver
Tisher & Wolaver, PLLC
P.O. Box 1431
Columbia, TN 38402-1431

Return to Middle Tennessee Title Services

Davidson County DEEDWARR
Recvd: 12/05/06 12:24 2 pgs
Fees:13.00 Taxes:481.00
20061205-0149956

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Vedelia E. Kirkpatrick, a single person, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Elizabeth Power, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot 96, Battlewood Subdivision, Section 2, as shown on plat of record in Plat Book 1835, Pages 95 thru 96, Register's Office of Davidson County, Tennessee, to which plat referenced is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Joe Kirkpatrick, Jr. and wife, Vedelia E. Kirkpatrick by deed of record in Book 5130, Page 220 and re-recorded in Book 5184, Page 395, Register's Office of Davidson County, Tennessee. Joe Kirkpatrick, Jr. died August 7, 2006 leaving Vedelia E. Kirkpatrick as the surviving tenant. Vedelia E. Kirkpatrick warrants that she and Joe Kirkpatrick, Jr. were married at the time of said deed and were married continuously until the date of his death.
>
> Tax Parcel Identification Number: 119-12 95.00.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 1835, Pages 95 thru 96, Register's Office of Davidson County, Tennessee; covenants,

conditions and restrictions of record in Book 2022, Page 440, Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines, restrictions, dedications, conditions, reservations, and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 30 day of November, 2006.

Vedelia E. Kirkpatrick

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Vedelia E. Kirkpatrick, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 30 day of November, 2006.

Notary Public

My commission expires: Oct. 22, 2007

SANDRA K. GOOSTREE NOTARY PUBLIC AT LARGE MAURY COUNTY, TN.

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $130,000.00.

Affiant

Subscribed and sworn to before me, this 30TH day of November, 2006.

Notary Public

My commission expires:

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

NEW PROPERTY OWNERS:

ELIZABETH POWER
738 CARLYLE PLACE
NASHVILLE, TN 37211

PERSON(S) RESPONSIBLE FOR TAXES:

SUNTRUST MTGE
1001 SEMMES AVENUE
ATTN: RVW 3116
RICHMOND, VA 23224