Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1527

Davidson County DEEDWARR
Recvd: 01/12/07 09:10 2 pgs
Fees:13.00 Taxes:666.00
20070112-0005445

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert L. Kimbrough and wife, Mary Edith Kimbrough**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy F. Netsch and wife, Elizabeth Netsch**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 205 on Belmont Land Company's Plan of Lots called Belmont Heights as of record in Book 421, page 34, Register's Office for said county.

Said part of Lot No. 205 fronts 50 feet on the northerly side of Beechwood Avenue and runs back between parallel lines 198.3 feet to an alley.

Being the same property conveyed to Robert L. Kimbrough and wife, Mary Edith Kimbrough by Quitclaim deed from Kirk C. Waite, Trustee of record in Book 4330, page 280, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Robert L. Kimbrough and wife, Mary Edith Kimbrough by deed of record in Book 4330, page 278, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1708 A Beechwood Avenue, Nashville TN, 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of January, 2007

Robert L. Kimbrough

Robert L. Kimbrough

Mary Edith Kimbrough

Mary Edith Kimbrough

State of Tennessee)
County of Davidson)

On this 8th day of January, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert L. Kimbrough and Mary Edith Kimbrough, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 180,000.00.

Affiant

Sworn and subscribed before me on this the 8th day of January, 2007.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Timothy F. Netsch
1812 ~~1708 A~~ Beechwood Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
same

TAX MAP-PARCEL #:
104-16-212