WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~October 26, 2008.~~ 3/29/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene C. Platt	American Home Mortgage	Map 61-03
(NAME)	(NAME)	
5034 Inglewood Court	4650 Regent Blvd Suite 100	
(ADDRESS)	(ADDRESS)	Parcel 163
Nashville, TN 37216	Irving TX 75063-2250	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **D. Adam Kimble, married and Stephen Outlaw, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eugene C. Platt, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 5034 Inglewood Court, Nashville, TN 37216

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 05/31/07 14:58 3 pgs
Fees:18.00 Taxes:659.16
20070531-0064828

Witness our hands this 30th day of May, 2007.

D. Adam Kimble

Stephen Outlaw

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, D.Adam Kimble, the within named bargainor(s), 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2007.

Commission expires: October 26, 2008

Shanna Ray Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, Stephen Outlaw, the within named bargainor(s), 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2007.

Commission expires: October 26, 2008

Shanna Ray Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 39 on the Plan of Inglewood Heights, as shown of record in Plat Book 1424, Page 85, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the westerly margin of Inglewood Court at the common center of Lots Nos. 39 and 59; thence with the line between said two lots, northwesterly 88.5 feet to a point; thence North 88 degrees 20' West 100 feet to the northeast corner of Lot No. 37; thence with the line between Lots Nos. 39 and 37, southwardly 75 feet to the southeast corner of Lot No. 37; thence southeasterly 160 feet more or less, to the westerly margin of said Inglewood Court; thence northwardly 75 feet along the westerly margin of Inglewood Court to the beginning.

INCLUDED in the above described property BUT EXPRESSLY EXCLUDED from this conveyance is property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by deed of record in Book 4882, Page 507, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 39 on the Plan of Inglewood Heights, as of record in Book 1424, Page 85, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at the common corner of the property of Mrs. R. M. Dickerson, C. H. Nesbitt and Billy L. Beard; thence South 5 degrees 22' 58" West 32.15 feet along the property line between C. H. Nesbitt and Billy L. Beard, to a point; thence North 61 degrees 22' 29" East 8.85 feet along the easterly margin of Briley Parkway to the beginning of a curve to the left; thence northeasterly 46.17 feet along said curve on the easterly margin of Briley Parkway to a point; thence North 84 degrees 36' 14" West 44.64 feet along the property line between Mrs. R. M. Dickerson and Billy L. Beard to the point of beginning.

Being the same property conveyed to D. Adam Kimble, married and Stephen Outalw, married by deed from Deutshe Bank National Trust Company, as Trustee on behalf of the Certificate Holders of IXIS Real Estate Capital Trust 2004-HE4 Mortgage Pass-Through Certificates Series 2004-HE4 filed of record 08/09/2006 in Instrument No. 20060809-0097911, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 1424, Page 85, Register's Office of Davidson County, Tennessee.