THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **American Home Title**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $537,920.00. Affiant Subscribed and sworn to before me this 13th day of November, 2007. Notary Public My Commission Expires SEPT. 23, 2008

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY, TENN. My Commission Expires

Davidson County DEEDWARR
Recvd: 11/28/07 12:38 2 pgs
Fees:13.00 Taxes:1990.30
20071128-0138091

WARRANTY DEED

Address New Owner: Scott Arthur Kimberly and Tania Peguero-Kimberly 149 Woodmont Blvd. Nashville, TN 37205	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 116030040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **L. Hooper Inman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Arthur Kimberly and wife, Tania Peguero-Kimberly** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 149 Woodmont Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

This is not the principal residence of the Grantor nor ever has been the principal residence of the Grantor.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of November, 2007.

L. Hooper Inman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **L. Hooper Inman**, 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, at office, this 13th day of November, 2007.

Notary Public

My Commission Expires:

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 50 feet of the Lot No. 148 and the northerly 25 feet of Lot No. 149 on the Plan of the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book No. 421, page 100, Register's Office for said County.

Said parts of said lots front together 75 feet on the westerly side of Woodmont Avenue, and extend back between parallel lines 200 feet to a dead line.

Being the same property conveyed to L. Hooper Inman by deed dated March 14, 2005 from Austin W. Duke, married of record in Instrument No. 20050317-0029412, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3946, page 937, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 421, page 100, Register's Office for Davidson County, Tennessee.