Davidson County DEEDWARR
Recvd: 01/17/08 10:46 2 pgs
Fees:13.00 Taxes:310.50
20080117-0005373

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007120049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$83,919.98**

Sworn to and subscribed before me this 7th day of January, 2007.

Affiant

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Derek Kimbro	New Owner	04306000500
134 Volunteer Drive		04306000600
Hendersonville, TN 37075		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bobby Huffine and Bill Dorris**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Derek Kimbro**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being further described as follows:

BEING Part of Lot No. 28, on the Map of Dixie Pure Food Company's Subdivision, as of record in Book 332, Page 51, Register's Office for Davidson County, Tennessee, further described as parcels 5 & 6 on Map 043-06, in the Davidson County Tax Assessor's Office. Description is the same as in the previous deed of record.

Being the same property conveyed to Bobby Huffine and Bill Dorris, by Warranty Deed dated 10/17/2000, from Faye Beaty Tash, of record in Instrument No. 20010319-0026115, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All matters shown in Book 332, Page 51, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, easements and liens of record. Current year taxes are to be paid by Grantee.

This property is being conveyed subject to a Deed of Trust in favor of Capital Bank & Trust Company (now known a Renasant Bank), which appears of record in Instrument No. 20041019-0125683, Register's Office for Davidson County, Tennessee, in the original principal sum of $88,000.00.

This is unimproved property known as **0 Anderson Lane, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 4th day of January, 2007

Bobby Huffine

Bill Dorris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Bobby Huffine and Bill Dorris**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2007.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY