THIS INSTRUMENT PREPARED BY:
LOUIS W. OLIVER, III
Attorney at law
105 Hazel Path
Post Office Box 1616
Hendersonville, TN 37077
Telephone: 824-9131

BILL GARRETT, Davidson County
Trans:T20110078978 DEEDWARR
Recvd: 12/14/11 09:12 3 pgs
Fees:18.00 Taxes:234.74
20111214-0097177

WARRANTY DEED

NEW OWNERS:
DALE KIMBROUGH, ET UX
1390 Campbell Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:

SAME

MAP 32.00
PARCEL 35.00
GROUP

FOR AND IN CONSIDERATION of the sum of Ten Dollars cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DORIS J. CHAMPION**, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **DALE KIMBROUGH** and wife, **DONNA GAIL KIMBROUGH**, 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"

TO HAVE 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 I do covenant with the said GRANTEES that I am 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 I do 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.

A life estate is expressly reserved for GRANTOR, **DORIS J. CHAMPION**, with such life estate to terminate in the event GRANTOR vacates the property to live elsewhere or is unable to reside alone and must live elsewhere.

WITNESS my hand this 23 day of November, 2011.

Doris J. Champion
DORIS J. CHAMPION

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named **DORIS J. CHAMPION**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 23 day of November, 2011.

Louis W. Oliver III.
NOTARY PUBLIC

(SEAL)

My commission expires 02/26/2013.

LOUIS W. OLIVER, III
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $63,442.89.

Doris J. Champion
AFFIANT

Subscribed and sworn to before me, this the 23 day of November, 2011.

Louis W. Oliver III.
NOTARY PUBLIC

(SEAL)

My commission expires 02/26/2013.

LOUIS W. OLIVER, III
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

D. J. C.

A tract of land in the 10th, formerly 22d, Civil District of Davidson County, Tennessee, described according to a survey by Viking Surveying dated January 17, 1977, as follows:

EXHIBIT "A"

Beginning at an iron pin in the northeasterly margin of Campbell Road, Jackson's southwesterly corner; thence along the said margin of said road and in a generally northwesterly direction 287 feet, more or less to a monument, the southeasterly front corner of a 2.12 acre tract; thence leaving Campbell Road and with the easterly line of said 2.12 acre tract N 37 degrees E 227.59 feet, more or less, to an iron pin; thence N 8 degrees 37' W 457.46 feet to an iron pin at the northeasterly rear corner of said 2.12 acre tract; thence S 76 degrees 30' W 84.0 feet to an iron pin, the common rear corners of said 2.12 acre tract and a 3.13 acre tract; thence with the rear line of the 3.13 acre S. 82 degrees 26' W 372.37 feet to an iron pin in an established fence line, Hunter's easterly line; thence with Hunter's easterly line; and an established fence line N 00 degrees 16' W 240.5 feet to an iron pin, Markham's southerly line; thence with Markham's southerly line and an established fence line the following calls and distances: S 89 degrees 26' E 106.75 feet to a walnut stump; thence N 62 degrees 53' E 245.0 feet to an iron pin, the northeasterly rear corners of the tract herein described and an established fence line; thence with said fence line S 8 degrees 15' E 967.0 feet to a post; thence continuing with said fence line S 00 degrees 21" W 218 feet more or less, to the point of beginning, containing 5.0 acres, more or less.

Being the same property conveyed to E.T. Champion and wife, Doris J. Champion, by deed dated May 29, 1981 and recorded June 2, 1981 in Book 5751, Page 701, Register's Office for Davidson County, Tennessee. A 3.13 acre tract was subsequently conveyed to Dale Kimbrough and wife, Donna Gail Kimbrough, in Instrument No. 20020614-0072651, and then re-conveyed to E. T. Champion and wife, Doris Champion, in Instrument No. 20030409-0047487, said Register's Office.

E.T. Champion having since died, wife, Doris J. Champion, now unmarried, is the owner of the property in fee simple.

D. J. C.