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THIS INSTRUMENT PREPARED BY:

Mail

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00

Marleny Castillo Kendig
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 5th day of November 1997

Mitchell A. Watts
Notary Public

My Commission Expires: 11. 22. 97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JEFFREY A. KENDIG 1016 & 1018 Cahal Avenue Nashville, Tennessee 37206	Jeffrey A. Kendig 1111 McGavock Pike Nashville, TN 37216	MAP 72-13 PARCELS 64 & 65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND AND NO/100---------- ($ 60,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, DAVID C. WATKINS AND WIFE, GENEVA M. WATKINS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JEFFREY A. KENDIG AND WIFE, MARLENY CASTILLO KENDIG 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:

BEING Lots Nos. 51 and 52 in Trevecca Subdivision of Renraw, a plan of which subdivision is of record in Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee.

SAID Lots front on the southerly side of West Cahal Avenue 50.0 feet each and run back in a southwardly direction 150.0 feet between parallel lines to a 15-foot alley.

BEING the same property conveyed to David C. Watkins and wife, Geneva M. Watkins, by deed from Odis M. Earheart, Alfred L. Earheart, Kathleen Earheart Bracy, Johnnie Mai Earheart Hedge, Joseph S. Earheart, Norris Reese Earheart, Wooster Allen Earheart and Zane W. Earheart Smallmon, of record in Book 5073, page 775, Register's Office for Davidson County, Tennessee.

This property is also known as 1018 A & B West Cahal Street, Nashville, Tennessee 37206.

This is improved property known as 1016 & 1018 Cahal Avenue, Nashville, Tennessee 37206

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Trevecca Subdivison of Renraw of record in Book 421, page 72&73, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves , their heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 5th day of November, 19 97 .

David C. Watkins
DAVID C. WATKINS

Geneva M. Watkins
GENEVA M. WATKINS

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID C. WATKINS AND WIFE, GENEVA M. WATKINS, the bargainor s , 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 and official seal this 5th day of November , 19 97 .

Mitchell A. Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

0366942
IDENTIF. & REFERENCE

97 NOV -6 AM 9:34
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8505 11/06 0101 03CHECK 231.(

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00
11/06/97 01 09:45 0001 8505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0366942
IDENTIF. A REFERENCE

97 NOV -6 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1217704