RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38756** FILE BOX "7"

Instr:200004130037572 Page: 1 OF 2
REC'D FOR REC 04/13/2000 3:41:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $240.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$65,000.00.** Richard Kendall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF APRIL, 2000.
Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 9-6-03

HEATHERLY BEVERLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
RICHARD KENDALL et al	**S A M E**	**95-14-42** **3DZ 35995**

FOR AND IN 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, JOHN ZARTH, SUSAN KELLY, PEGGY RODGERS, AND TERRY ZARTH**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD KENDALL AND KATHY M. KENDALL AND RONNIE L. KEY**

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 Lot No. 82 on the Plan of Elm Hill Acres, Section 1, as of record in Book 2331, page 67, Register's Office for said County.

SAID Lot No. 82 fronts 70 feet on the southerly side of Crystal Drive and extends back between parallel lines, 225 feet to a dead line.

BEING the same property conveyed to John Zarth, Susan Kelly, Peggy Rodgers and Terry Zarth by Quitclaim Deed from Laura Zarth of record in Book 11442, page 151, Register's Office for Davidson County, Tennessee and being the same one-half undivided interest conveyed to Lawrence John Zarth by deed of record in Book 2545, page 249, in the Register's Office for Davidson County, Tennessee. The said Lawrence Johnson Zarth (a/k/a Lawrence J. Zarth) died testate July 2I, I998, and by his Will of record filed January I2, I999, #99UP2, in Davidson County Probate Court, he devised subject realty to his children the herein Grantees.

Unimproved ( )
This is improved (X) property, known as **2127 Crystal Drive, Nashville, Tennessee 37210**
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.

WITNESS OUR HANDS THIS 1st DAY OF APRIL, 2000.

X John Zarth
JOHN ZARTH

X Susan Kelly
SUSAN KELLY

X Peggy Rodgers
PEGGY RODGERS

X Terry Zarth
TERRY ZARTH

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 **JOHN ZARTH, SUSAN KELLY, PEGGY RODGERS AND TERRY ZARTH**

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 at NASHVILLE, TENNESSEE, this the 1st DAY OF APRIL, 2000.

My Commission Expires: 5/26/02

Notary Public

NOTARY PUBLIC AT LARGE