Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street Suite 112
Goodlettsville, TN 37072

47

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17472

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $270,000.00

Joseph Francis, Jr.
Affiant

Subscribed and sworn to before me, this 31st day of August, 2000.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
ROBERT L. KENDALL, JR.	NEW SOUTH FEDERAL SAVINGS	MAP 104-15
2535 Ashwood Avenue	**210 Automation Way**	PARCEL 61
Nashville, Tennessee 37212	**Birmingham, AL 35210**	FB# 24W9355

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, JOSEPH FRANCIS, JR. AND WIFE, GALE H. RUTAN, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT L. KENDALL, JR. AND WIFE, PATRICIA S. KENDALL, ("Grantee"), its 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 2535 Ashwood Avenue, Nashville, Tennessee 37212.

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.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2000.

Davidson County DEEDWARR
Recvd: 09/05/00 14:34 2pgs
Fees:11.00 Taxes:999.00
20000905-0087574

Joseph Francis, Jr.
JOSEPH FRANCIS, JR.

Gale H. Rutan
GALE H. RUTAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH FRANCIS, JR. AND GALE H. RUTAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2000.

My Commission Expires:

JOE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly half of Lot No. 47 on the Map of Sunset Park, as of record in Book 332, page 132, said Register's Office.

Said part of Lot No. 47 fronts 50 feet on the southerly side of West Ashwood Avenue formerly "A" Street, and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Joseph Francis, Jr. and wife, Gale H. Rutan by deed from R. Allen Decuyper, unmarried, of record in Book 9991, page 876, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 332, page 132, said Register's Office.