This Instrument Was Prepared By:
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Attorney At Law
238 Public Square
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/15/00 08:15 2pgs
Fees:11.00 Taxes:148.00
20001215-0123284

The information contained in this conveyance was furnished by the parties.

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Cora Pendleton 1901 Cephas St Nash. TN 37208	Cora Pendleton 1903 Cephas St Nash. TN 37208	81-7 Par. 388 2W-19720

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, Charles J. Bandy, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Cora Pendleton, hereinafter called the Grantee, there heirs and assigns, a certain tract (parcel) of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee being lot No. 38 on the plan of Cephas Woodard Subdivision of lots 5 & 6 Woodard Property as of record in book 161, page 174, Register's Office for Davidson County.

Said lot No. 38 fronts 50 feet on the westerly margin of Cephas Street and extends back between parallel lines 115 feet to an alley in the rear.

Being the same property conveyed to Charles J. Bandy from Robert Childress and wife, Narcissus Childress, as recorded in Book 6559, Page 985, Register's Office of Davidson County, Tennessee. And a part of the same property conveyed by court order to Charles J. Bandy of record on Book 11155, page 167, Register's office of Davidson County, Tennessee.

This is improved property, known as 1903 Cephas Street in Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to 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, except for Bank of America, and we do further convent 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Charles J. Bandy
Charles J. Bandy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me William K. Lanier, a Notary Public in and for said State and County, the within named Charles J. Bandy the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 27th day of September 2000.

Notary Public

My Commission Expires: 2-23-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00.

Charles J. Bandy
AFFIANT

Subscribed and sworn to before me on this the 27th **day of September 2000.**

NOTARY PUBLIC

My commission expires: 2-23-2002