WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bertha E. Rowe (NAME)	Jefferson Heritage Mortgage (NAME)	MAP 71-9
1515 Lock Road (ADDRESS)	15435 Clayton Road/PO Box 17 (ADDRESS)	PARCELS 41 & 42
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Ballwin, MO 63022-0017 (CITY) (STATE) (ZIP)	

FOR AND 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, Ernest Kinnard, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bertha E. Rowe

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:

TRACT I:

BEING part of Lot No. 1 on the Map of W. H. Nance's Subdivision of Lot No. 14, of the Brooklyn Plan, as of record in Book 332, page 14, Register's Office for Davidson County, Tennessee, being part of Lot "A" on the unrecorded plan of Part of Lot No. 15 in Brooklyn and Lot No. 1 on the Map of said Nance's Subdivision, described according to a survey made by John M. Sullivan, County Surveyor, August 26, 1950 as follows:

Beginning on the northeasterly margin of Old Whites Creek Pike at a point south 46 degrees 10' east 36.2 feet from the corner of Lots Nos. 1 and 2 on the Map of said Nance's Subdivision; thence northeastwardly 160 feet, more or less, to a point south 54 degrees 10' east 36.7 feet fron the corner of said Lots Nos. 1 and 2 on the said Nance's Subdivision, being on the southwesterly margin of an abandoned alley; thence with said alley, south 54 degrees 10' east 36.7 feet; thence southwestwardly 164 feet, more or less, to the northeasterly margin of the Old Whites Creek Pike; thence with said Pike north 46 degrees 10' west 36.2 feet to the beginning.

Being the same property conveyed to Ernest Kinnard by deed from Bertha B. Kinnard, a widow, of record in Book 10167, Page 361, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 1 on the Map of W. H. Nance's Subdivision of lot No. 14 of the Brooklyn Plan as

CONTINUED

unimproved ( )
This is improved (X) property, known as 1515 Lock Road, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of December, 2000

Ernest Kinnard

Ernest Kinnard

Davidson County DEEDWARR
Recvd: 12/19/00 12:27 3pgs
Fees:15.00 Taxes:258.63
20001219-0124363

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 Ernest Kinnard, Unmarried

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 Goodlettsville, Tennessee, this 15th day of December, 2000.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

of record in Book 332, page 14, Register's Office for Davidson County, Tennessee, being the northwesterly part of Lot "A" on the unrecorded plan of part of Lot No. 15 in Brooklyn and 10t No. 1 on the Map od=f said Nance's Subdivision, described according to a survey made by John M. Sullivan, County Surveyor, August 26, 1950, as follows:

Beginning on the northeasterly margin of Old Whites Creek Pike at the corner of Lots Nos. 1 and 2 on the Map of said Nance's Subdivision; thence with the line between said two lots and a fence line, N. 37 degrees 20' E 154.5 feet to the southwesterly margin of an abandoned alley; thence with the said alley, S 54 degrees 10' E 36.7 feet; thence southwardly 160 feet, more or less to the northeast margin of the Old Whites Creek Pike; thence with said Pike, N 47 degrees 10' W 36.2 feet to the beginning.

Being the same property conveyed to Ernest Kinnard, Sr. by deed from Margaret Boyd, Unmarried, of record in Book 10658, Page 267, Register's Office for Davidson County, Tennessee.

Ernest Kinnard and Ernest Kinnard, Sr. is one and the same person.