PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/30/01 09:57 2pgs
Fees:13.00 Taxes:547.60
20011030-0117976

W & I Ref:( GJ ) Title No: 42905
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Alan W. Kendrick<br><br>3376 Hillsboro Road<br>Nashville, Tennessee 37215 | Union Planters Bank, N.A.<br>3100 West End Ave. #530<br>Nashville, TN 37203 |

**TAX MAP-PARCEL NUMBERS:** 117-07-H-027

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$148,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melissa Dawn Portell Kirby, married,** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alan W. Kendrick** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
**To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3376 of Roderick Square, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of Record in Book 6250, page 928, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Melissa Dawn Portell, unmarried, by deed from John B. Burtchaell, III, unmarried, and John B. Burtchaell, Jr., and spouse, Suzanne L. Burtchaell of record in Book 10290, page 911, Register's Office for said County. The said Melissa Dawn Portell is now known as Melissa Dawn Portell Kirby.

Michael R. Kirby spouse of Melissa Dawn Portell Kirby joins in this conveyance to convey any and all of his martial rights in the subject property.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 928, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6867, page 385, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

**This is improved property, known as: 3376 Hillsboro, Nashville, Tennessee 37215**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 26th day of October, 2001.

Melissa Dawn Portell Kirby
Melissa Dawn Portell Kirby

Michael R. Kirby
**Michael R. Kirby**

**State of** TENNESSEE
**County of** DAVIDSON

On this 26th day of October, 2001 , before me the undersigned authority, personally appeared Melissa Dawn Portell Kirby and Michael R. Kirby , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $148,000.00

Natasha L. Billrey
Affiant

Sworn and subscribed before me this the 26th day of October, 2001

Notary Public

My Commission Expires: 1/30/02

R. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.