Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Duane A. Blevins et al 815 Kendall Drive Nashville, TN 37209	Same as New Owner	Map 103-09 Parcel 52
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 12/31/01 13:38 2pgs
Fees:13.00 Taxes:370.00
20011231-0145045

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THOUSAND and NO/100 ($100,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **LEO J. DONAHUE,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **DUANE A. BLEVINS and KEVIN J. FLEMING, each a one-half undivided interest as tenants in common,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being the northerly 82.5 feet of Lot No. 52 on the Plan of Brookside Courts, Addition No. 4, Section 4, as of record in Book 2083, page 59, Register's Office for Davidson County, Tennessee.
>
> Said Northerly part of Lot No. 52 fronts 82.5 feet on the westerly side of Kendall Drive and runs back 139.72 feet on the northerly line and 137 feet more or less on the southerly line to a dead line measuring 82.5 feet thereon.
>
> Being the same property conveyed by Installment Deed to Leo J. Donahue and wife, Anne M. Donahue from J.B. Watson, Jr. and wife, Marjorie C. Watson, of record in Book 3534, page 345, Register's Office for Davidson County, Tennessee. The said Anne M. Donahue died leaving Leo J. Donahue as owner of fee simple title as surviving tenant by the entirety.
>
> This is improved property known as 817 Kendall Drive, Nashville, Tennessee 37209.
>
> This conveyance is made subject to all matters and restrictions as shown on subdivision plan of record in Book 2083, page 59; Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except for

lien of the 2001 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantees his proportionate share and the Grantees assuming payment thereof.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 28th day of December, 2001.

Leo J. Donahue
LEO J. DONAHUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Leo J. Donahue, 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 seal, this 28th day of December, 2001.

Notary Public

My Commission Expires: 1/31/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me, this 28th day of December, 2001.

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/31/04