RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$98,900.00 J Hunt

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February, 2002.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 10-12-05
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph & Christianah Ajeneye 4813 Torbay Drive Nashville, TN 37211	SunTrust Bank 201 4th Avenue, N. Nashville, TN 37219	Map 147.08 Parcel 99

For and in 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,

Billie C. Kennamer, a widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joseph J. Ajeneye and wife, Christianah F. Ajeneye

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 110 ON THE PLAN OF BEVERLY HEIGHTS, SECTION II AS OF RECORD IN BOOK 2331, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 110 FRONTS 170 FEET ON THE WESTERLY SIDE OF TORBAY DRIVE AND EXTENDS BACK BETWEEN LINES, 232 FEET ON THE NORTHERLY LINE AND 247.4 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 168.3 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CLYDE J. KENNAMER AND WIFE, BILLIE C. KENNAMER, BY WARRANTY DEED FROM SOUTHERN DEVELOPMENT COMPANY, DATED APRIL 5, 1956, OF RECORD IN BOOK 2535, PAGE 385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2331, Page 42, Register's Office for Davidson County, Tennessee, including but not limited to a 75' minimum building setback line along the front of property, and a 10' utilities easement along the rear of said property.
3) Property is subject to Restrictive Covenants contained in Book 2440, Page 199, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4813 Torbay Drive, Nashville, TN 37211
(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(s) this 28th day of February, 2002.

Billie C. Kennamer
Billie C. Kennamer

Davidson County DEEDWARR
Recvd: 03/05/02 15:05 2pgs
Fees:13.00 Taxes:385.93
20020305-0027585

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Billie C. Kennamer, a widow, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076