Davidson County DEEDWARR
Recvd: 03/19/02 09:57 2pgs
Fees:13.00 Taxes:976.80

20020319-0034046

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of March, 2002.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John P. Kendrick
1328 Otter Creek
Nashville, Tennessee

SEND TAX BILLS TO:
Owner

MAP-PARCEL NUMBERS:
145-100-059.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pauline L. Keith, widow** hereinafter referred to as Grantors, hereby transfers and conveys to **John P. Kendrick, unmarried** hereinafter referred to as 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 being Tract A on the Plan of Salant Property, as of record in Book 4060, Page 100. Said Tract A fronts 185.0 feet on the northerly side of Otter Creek Road and extends back between parallel lines 296.81 feet to a dead line. This property is conveyed subject to a permanent easement for ingress and egress, created for the benefit of the present and future owners of Tract B on said Plan of record in Book 4060, Page 100, the said easement comprising the westerly 20 feet of Tract A and described as follows: Beginning on the northerly margin of Otter Creek Road at the corner of Tract A and Tract B; thence, with the line between said two Tracts, north 12 degrees 09' east 296.81 feet to an iron pin; thence south 85 degrees 17'east 20 feet; thence south 12 degrees 09' west 296.81 feet to the northerly margin of Otter Creek Road; thence with the same north 85 degrees 17'west 20 feet to the beginning.

Being the same property conveyed to Edward Cordell Keith and wife, Pauline L. Keith by deed from W. R. Benneyworth and Co., Inc., of record in Book 4408, Page 479, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4060, Page 100, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Ingress/Egress of record in Book 4060, Page 100, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1328 Otter Creek, Nashville, Tennessee.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 March, 2002.

Pauline L. Keith

Pauline L. Keith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

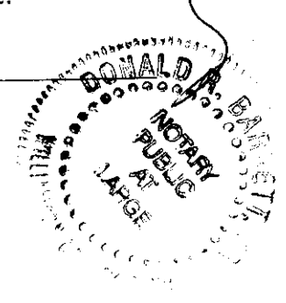
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pauline L. Keith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2002.

Notary Public

11.17.05

My Commission Expires



04903-BP