Davidson County DEEDWARR
Recvd: 04/18/02 14:12 2pgs
Fees:13.00 Taxes:710.40

20020418-0048408

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40803** **FILE BOX "7"**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 192,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **15TH DAY OF APRIL, 2002.**

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
RICHARD L. KENDRICK **3165 Sugarloaf Club Dr.** **Duluth, GA 30097**	**SAME**	**104-8-372**

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, RICHARD D. RUST and wife, JULIE L. RUST**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD L. KENDRICK**

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 part of Lot No. 53 on O. B. Hayes' Plan of large lots, called "Rokeby" as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning on the westerly margin of Villa Place, formerly Villa Street, 55 feet southerly from the line between Lots Nos. 48 and 53; thence with the westerly margin of said Villa Place, southerly 55 feet; thence at right angles, westerly 150 feet, more or less, to the easterly margin of a proposed alley; thence with said proposed alley northerly 55 feet to a point 55 feet southerly from the line between said two lots; thence easterly 150 feet, more or less, to the beginning.

Being the same property conveyed to Richard D. Rust and wife, Julie L. Rust, by deed from Ruth H. Wade and Lisa D. Wade, unmarried persons, of record in Book 9562, page 1, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (**X**) property, known as **1605 Villa Place, Nashville, Tennessee 37212**

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 OUR HANDS THIS 15TH DAY OF APRIL, 2002.

RICHARD D. RUST

JULIE L. RUST

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 RICHARD D. RUST and wife, JULIE L. RUST, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of April, 2002.

NOTARY PUBLIC

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06