THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18593**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $25,000.00. Affiant Subscribed and sworn to before me this 3rd day of JUNE, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 29, 2003

WARRANTY DEED

Address New Owner: Mr. and Mrs. Steve Durden 4957 Stillwood Drive Nashville, TN 37220	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 105-13 PAR 35

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, EMMETT N. KENNON, JR. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEVE DURDEN AND WIFE, LAURA DURDEN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 2100 Eastwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of JUNE, 2002.

EMMETT N. KENNON, JR.

Davidson County DEEDWARR
Recvd: 06/06/02 12:32 2pgs
Fees:13.00 Taxes:92.50

20020606-0069013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, EMMETT N. KENNON, JR., 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, at office, this 3rd day of JUNE, 2002.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Resubdivision Part of Belmont Land Company Subdivision, as of record in Plat Book 421, page 71, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Lula Welch Alexander by deed from Alice Alexander and husband, D. O. Alexander of record in Book 1291, Page 311, and by quitclaim deed in Book 1786, page 11, Register's Office for Davidson County, Tennessee. The said Lula Welch Alexander having since died or her whereabouts being otherwise unknown, with title having since been vested in Emmett N. Kennon, Jr. by virtue of the Order of the Chancery Court for Davidson County, Tennessee, in Case No. 02-867-I which is of record as Instrument No. 20020606-0069012, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, page 71, said Register's Office.