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. 19113**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $136,500.00. William Brian Kendall Affiant Subscribed and sworn to before me, this 18th day of JUNE, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission E... NOV. 29, 2003

WARRANTY DEED

Address New Owner: **WILLIAM BRIAN KENDALL** **644 Harding Place** **Nashville, Tennessee 37211**	**Send Tax Bills To:** **BANK OF AMERICA** **P. O. Box 305140** **Lexington, KY 40323**	**Tax Information:** **MAP 147-1** **PAR 52** **FB 6DU18495**

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, MARY RUTH MILLER, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM BRIAN KENDALL, UNMARRIED AND CARA M. HUDSON, UNMARRIED AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP ("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 improved property located at 644 HARDING PLACE, NASHVILLE, TENNESSEE 37211.

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 18th day of JUNE, 2002.

Mary Ruth Miller
MARY RUTH MILLER

Davidson County DEEDWARR
Recvd: 06/19/02 13:54 2pgs
Fees:13.00 Taxes:505.05
20020619-0074179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARY RUTH MILLER , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of JUNE, 2002.

My Commission Expires: _____

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

My Commission Expires
NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Section Two Caldwell Hall, as of record in Plat Book 2900, page 96, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Ruth Phillips by deed from Dale H. Miller and wife, Susan R. Miller of record in Book 8820, page 723, rerecorded in Book 8828, page 672, said Register's Office. The said Mary Ruth Phillips has since divorced Daniel Phillips by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 93D-431, dated April 7, 1993. Said decree restored Mary Ruth Phillips to her maiden name of Mary Ruth Miller. Daniel Phillips has conveyed his interest in said property to Mary Ruth Miller, formerly known as Mary Ruth Phillips by quitclaim deed of record in Book 9517, page 230, Register's Office for Davidson County, Tennessee.

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 2900, page 96, said Register's Office.