Box 13 Return to:
4019

ADVANTAGE TITLE & ESCROW, INC.
3354 PERIMETER HILL DRIVE
SUITE 142
NASHVILLE, TN 37211
615-777-2011

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $87,000.00

Affiant

Subscribed and sworn to before me, this 16th day of August, 2002.

Notary Public
My commission expires: 5/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Maria Henriquez 1251 Kenmore Place Nashville TN 37216		72-7-93.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth E. Kee, Robert C. Kee and John D. Kee, Jr., heirs at law of Mable S. Kee, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Maria Henriquez, married and Walter A. Henriquez Alfaro, unmarried hereinafter called the Grantees, their successors 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 the east 15 feet of the south 200 feet of Lot No. 94 and the west 55 feet of the south 200 feet of Lot No. 95 on the Map of Kenmore Place, of record in Book 332, Pages 32 and 33, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Said part of Lots No. 94 and 95 front together 70 feet on the north side of Warner Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to John D. Kee and wife, Mable S. Kee by deed from Charles R. Hazelwood and wife, Mary K. Hazelwood of record in Book 3102, Page 79, Register's Office for Davidson County, Tennessee. Both parties having since died, and John D. Kee having predeceased Mable S. Kee, who died on 1/17/02, leaving her three sons, Kenneth E. Kee, Robert C. Kee and John D. Kee, Jr. as her sole heirs at law.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1251 Kenmore Place, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 09/04/02 14:57 2pgs
Fees:13.00 Taxes:321.90
20020904-0107133

WITNESS my hand this 16th day of August, 2002.

Kenneth E. Kee

Robert C. Kee

John D. Kee, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth E. Kee, Robert C. Kee and John D. Kee, Jr., with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 16th day of August, 2002.

Notary Public

My Commission expires: 5/30/04

