THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 38,814.07

Affiant

Subscribed and sworn to before me, this 14th day of January, 2003

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 01/16/03 09:41 2pgs
Fees:13.00 Taxes:143.61
20030116-0006938

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
A. CHRIS KEENAN 1615 Lillian Street Nashville, Tennessee 37206	A. Chris Keenan P.O. Box 60220 Nashville, TN 37206-0220	MAP 83-14 PARCEL 192

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY EIGHT THOUSAND EIGHT HUNDRED FOURTEEN AND 07/100---------- ($ 38,814.07) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, RONALD JEFFREY KENDALL AND WIFE, LISA CAROL KENDALL hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto A. CHRIS KEENAN AND WIFE, TRACYE L. KEENAN 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:

BEING Lot No. 315 in the Edgefield Land Company's Second Subdivision of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

SAID Lot No. 315 fronts 50.0 feet on the northerly side of Lillian Street and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Ronald Jeffrey Kendall and wife, Lisa Carol Kendall, by deed from Ezell Williams and wife, Ione H. Williams, of record in Book 7690, page 962, Register's Office for Davidson County, Tennessee.

This is improved property known as 1615 Lillian Street, Nashville, Tennessee 37206

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Edgefield Land Company's Second Subdivision of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 14th day of January, 2003.

RONALD JEFFREY KENDALL

LISA CAROL KENDALL

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 RONALD JEFFREY KENDALL AND WIFE, LISA CAROL KENDALL, the bargainor s, 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 this 14th day of January, 2003.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public