THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

# WARRANTY DEED

State of Tennessee )
County of Williamson )

The actual consideration or value, whichever is greater, for this transfer is **$382,500.00**.

Affiant

Sworn to and subscribed before me this 15th day of January, 2003.

NOTARY PUBLIC

My Commission Expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Davidson County DEEDWARR
Recvd: 01/16/03 10:26 2pgs
Fees:13.00 Taxes:1415.25
20030116-0007004

| ADDRESS - NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| **Wesley L. Kennedy** | Same | Map 130-15 |
| 2808 Tyne Blvd | | Parcel 90 |
| Nashville, TN 37215 | | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Verna Lou Crockarell, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Wesley L. Kennedy**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 6 of Block "C" on the Map of Tyne Meade, Section 3, as of record in Book 1424, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 201 feet on the northerly side of Tyne Boulevard, and runs back between lines 215 feet to a dead line, on which it measures 209.6 feet.

Being the same property conveyed to D. E. Crockarell and Verna Lou Crockarell by deed from A. L. Moore and wife, Margaret J. Moore, of record in Book 4986, page 369, Register's Office for Davidson County, Tennessee, the said D. E. Crockarell having since died.

This conveyance is made subject to the following encumbrances: Taxes for the current year, which are to be prorated ans assumed by Grantee; All matters of record on Plat Book 1424, page 13, said Register's Office, and restrictive covenants of record in Book 1489, page 471, said Register's Office.

This is improved property known as 2808 Tyne Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this 15th day of January, 2003.

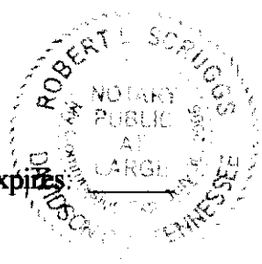
Verna Lou Crockarell

**Verna Lou Crockarell**

State of Tennessee )
County of Williamson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Verna Lou Crockarell**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of January, 2003.




NOTARY PUBLIC

My Commission Expires: _____