Davidson County DEEDWARR
Recvd: 08/07/03 13:01 2pgs
Fees:13.00 Taxes:582.75

20030807-0112634

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN003907

# WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$157,500.00 Dean Kendrick
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31TH DAY OF JULY, 2003
Gail C Victory
Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DEAN KENDRICK<br>6197 PETTUS ROAD<br>ANTIOCH, TN 37013 | AMERICA'S WHOLESALE LENDER<br>P.O. BOX 10212<br>VAN NUYS, CA 91410-212 | 181-108.00 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**JANET ROBERTS UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**DEAN KENDRICK AND WIFE, SAKIKO KENDRICK**

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:
**Land in the 5th Civil District of Davidson County, Tennessee, described as Tract #4, according to the survey of C.K. McLemore, Surveyor, dated May 23, 1968, as follows:**

**Beginning at an iron post in the west margin of Pettus Road, said point being North 15 deg. 45 min. East 597.1 feet along the west margin of Smith's northeast corner; thence with the following two new lines, North 76 deg. 45 min. West 620.3 feet to an iron post; thence North 16 deg. 45 min. East 226.6 feet to an iron post; thence South 74 deg. 15 min. East with a staked line, 615 feet to the point of beginning, and containing 3.0 acres, more or less.**

**Being the same property conveyed to Janet Roberts, by Warranty Deed from Sheila Howell and husband, J.A. Howell, dated March 30, 1992 and recorded March 30, 1992 in Book 8586, page 970, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as **6197 PETTUS ROAD, ANTIOCH, TN 37013**
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, and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 31th day of JULY, 2003.

Janet Roberts
**JANET ROBERTS**

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 JANET ROBERTS UNMARRIED the bargainors 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 at Brentwood, Tennessee, this 31th day of JULY, 2003.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

---

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, 2003.

My commission expires:_____

_____
Notary Public

---

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2003.

My commission expires:_____

_____
Notary Public