Davidson County DEEDWARR
Recvd: 08/26/03 13:50 1pgs
Fees:13.00 Taxes:436.60

20030826-0123699

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
2740 OLD ELM HILL PIKE, SUITE 102
NASHVILLE, TN 37214

WARRANTY DEED

BILLY W. WINSTEAD, II NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires
June 9, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 2740 OLD ELM HILL PIKE, SUITE 102, NASHVILLE, TN 37214

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald. V. Cottle **509 Des Moines** **Hermitage, TN 370176**	**SAME**	**75-03-08.00**

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

David R. Kennedy Jr. and wife Rachel S. Kennedy, a one half undivided interest,
And David R. Kennedy Sr. and wife, Deborah L. Kennedy, a one half undivided interest.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald V. Cottle, unmarried

HEREINAFTER CALLED THE GRANTEE, ***his*** HEIRS 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 Lot No. 16 on the Plan of Tulip Grove, Section 1, as of record in Book 3700, page 106, register's Office for Davidson County, Tennessee.

Being the same property conveyed to David R. Kennedy, Jr. and wife Rachel S. Kennedy, a one half undivided interest, and David Kennedy, Sr. and wife, Deborah L. Kennedy, a one half undivided interest, by Warranty Deed from Kathie Gentry Guthrie and husband, Lee Patrick Vaughn, dated May 28, 1997, recorded July 18, 1997, of record in Book 10533, page 737, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **509 Des Moines Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ***GRANTORS, their*** heirs and assigns forever, and ***does*** covenant with the said ***GRANTEE*** that we have 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 does further covenant and bind ***ourselves, our*** heirs 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 our hands this 18th day of August, 2003

David R. Kennedy, Jr.

Rachel S. Kennedy

David R. Kennedy, Sr.

Deborah L. Kennedy

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 David R. Kennedy, Jr., Rachel S. Kennedy, David R. Kennedy, Sr., and Deborah L. Kennedy, 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.

BILLY W. WINSTEAD, II NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of August, 2003.

Commission Expires:

Notary Public:

My Commission Expires
June 9, 2006