23-1-944

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/01/03 14:08 2pgs
Fees:13.00 Taxes:416.25

20031001-0144997

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **September, 2003** by and between **Christopher G. Kemp and wife, Shelly Walker** , herein after referred to as GRANTOR, and **Joseph Edenfield** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 99 of Phase IV, Coronada Townhome Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 217, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Christopher G. Kemp by Warranty deed from Charles G. Barnes, a married man, dated September 29, 1997 and recorded in Book 10625, page 931, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the restrictions, easements, liens and other matters set forth in Master Deed and By-Laws contained in instrument of record in Book 4901, page 679, amended in Book 5202, page 329, Book 4901, page 702, Book 5306, page 241, Book 5522, page 675, Book 5869, page 269, Register's Office for said County.

This is improved/unimproved property known as: 314 Chimney Hill, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Christopher G. Kemp
Signature of Seller

Shelly Walker
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Christopher G. Kemp and wife, Shelly Walker** , the within named 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, at office, this **26th** day of **September, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Name and Address of Property Owner:
Joseph Edenfield
314 Chimney Hill, Nashville, TN 37221

Send Tax Statements to:
SAME
,

map and parcel--142-08-0-B-099.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$112,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **September, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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