Davidson County DEEDWARR
Recvd: 04/15/04 12:52 2pgs
Fees:13.00 Taxes:510.60

20040415-0042555

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

B-MFG-04-0423

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Eric Kendrick	Argent Mortgage Co. LLC	
423 Glenpark Drive	(NAME) 333 Westchester Avenue, 1st Floor	120-5-163
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) White Plains, NY 10604	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES WAYNE JARED UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES ERIC KENDRICK UNMARRIED, hereinafter called the JEK Grantee(s), their heirs and assigns, that 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. 5B9 on the Plan of Glengarry Park, Section 5B, of record in Plat Book 3500, Page 8, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles Wayne Jared, unmarried, by Quitclaim Deed dated May 2, 2002 and filed for record on May 3, 2002 in Instrument Number 20020503-0054570, Register's Office for Davidson County, Tennessee, and being the same property conveyed to James H. Lesch, Krista R. Lesch and Loretta J. Formosa by Deed Notarized September 9, 1991 and filed for record on September 11, 1991 in Book 8440, Page 177, Register's Office for Davidson County, Tennessee.

Easements of record in Deed Book 3647, page 7, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 3501, Page 635, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 423 Glenpark Drive, Nashville, Tennessee 37217
(House Number) (Street) (P.O Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 12th day of April, 2004

Charles Wayne Jared

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Wayne Jared, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 12th day of April, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903