Davidson County DEEDWARR
Recvd: 07/16/04 13:23 2pgs
Fees:13.00 Taxes:902.80

20040716-0085274

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **July, 2004** by and between **James L. Kendrick and Susan M. Kendrick, husband and wife** , herein after referred to as GRANTOR, and **Derrick Allen Free and Wendy Carnahan Free, husband and wife** , 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 **Brentwood,** County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 50 on the Plan of Sterling Oaks, Phase III of record in Instrument No. 20001122-0115320, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James L. Kendrick and Susan M. Kendrick, husband and wife, by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, dated June 27, 2001, of record in Instrument No. 20010703-0070292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters appearing on the plan of Sterling Oaks, Phase III, of record in Instrument No. 20001122-0115320; (2) Restrictions contained in instrument of record in Book 10951, page 547, Instrument No. 20001214-0123042; (3) Homeowners' Association Charter contained in instrument of record in Book 10951, page 540, Instrument No. 20001214-0123041; (4) Homeowners' Association By-Laws contained in instrument of record in Instrument No. 20001214-0123043; (5) All easements, restrictions and other matters of record in said register's office.

This is improved/~~unimproved~~ property known as: 6020 Gessner Lane, Brentwood, TN 37027

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.

James L. Kendrick
Signature of Seller

Susan M. Kendrick
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **James L. Kendrick and Susan M. Kendrick, husband and wife** , 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 **15th** day of **July, 2004.**

Notary Public

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

Name and Address of Property Owner:
Derrick Allen Free and Wendy Carnahan Free
6020 Gessner Lane, Brentwood, TN 37027

Send Tax Statements to:
~~First Tennessee Home Loans~~
new owner
_____,
_____,
_____,
_____

Map and Parcel--172.05-0B-164.00-CO

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 **$244,000.00** 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 **15th** day of **July, 2004.**

Notary Public

SHARON M. GARNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: Nov. 24, 2007

RETURN TO: