Davidson County DEEDWARR
Recvd: 08/27/04 14:52 2pgs
Fees:13.00 Taxes:203.50

20040827-0104043

BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$55,000.00~~ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2004. Notary Public MY COMMISSION EXPIRES: September 22, 2007 (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM D. BLOCK, ET AL	**SAME**	**94-2-60**
(NAME)	(NAME)	
4132 OUTER DRIVE	**391 BLACKMAN ROAD**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204	**NASHVILLE, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, TIM KENEFICK, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM D. BLOCK AND WIFE, JILL ROCHLITZ BLOCK, A ONE-HALF UNDIVIDED INTEREST AND TIMOTHY M. KENEFICK, A ONE-HALF UNDIVIDED INTEREST,** 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 Davidson County, Tennessee, being Lot No. 126 on the Plan of the United Electric Railway Company's Subdivision, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 126 fronts 50 feet on the Northerly side of Eastside Avenue, formerly Ashworth Avenue, and runs back between parallel lines, 161 feet to an alley.

Less and Excepting:

The North 11 feet of the above conveyed tract.

Being the same property conveyed to Tim Kenefick by deed from Green Tree Servicing, LLC of record as Instrument Number 20040609-0068124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Book 161, page 8, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor herein.
Tim Kenefick and Timothy M. Kenefick are one and the same person.

2004 property taxes have been assumed by the Grantees herein.

Unimproved ( )
This is improved(X) property known as **1707 EASTSIDE AVENUE, NASHVILLE, TN 37206**
(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 GRANTEES, their heirs 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 my hand this 27th day of **AUGUST, 2004.**

TIM KENEFICK

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 **Tim Kenefick**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of **AUGUST, 2004.**

My commission expires: **September 22, 2007.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public