Davidson County DEEDWARR
Recvd: 09/21/04 15:15 2pgs
Fees:13.00 Taxes:332.63

20040921-0113669

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 200
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $89,900.00

Affiant

Subscribed and sworn to before me, this 9th day of September, 2004.

Notary Public
My commission expires: 7-30-06

JOSHUA R. HOPPER NOTARY PUBLIC AT LARGE SUMNER COUNTY

Return To:
Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

10-0408-100303

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard Kendall 4603 Forest Ridge Drive Hermitage TN 37076	NEW OWNER 4873 Big Horn Drive Old Hickory, TN 37138	87-13-0-061

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Erdelyan and wife, Belinda Erdelyan**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard Kendall and wife, Kathy Kendall, and Ronnie Key**,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

* An Unmarried Man

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section 3, Valley Grove, of record in Plat Book 5800, Page 153, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Erdelyan and wife, Belinda Erdelyan by deed from Tiffany P. DeMint, of record in Instrument No. 20020905-0107822, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4603 Forest Ridge 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of September, 2004.

Michael Erdelyan

Belinda Erdelyan

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Erdelyan and Belinda Erdelyan, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 9TH day of September, 2004.

Notary Public

KAREN SEIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission expires