#20005 Box 13

THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/25/04 15:46 2pgs
Fees:13.00 Taxes:484.70
20041025-0128275

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
La'Toya L. Kennedy **4664 Clarksville Highway** **Nashville, TN 37218**	**NEW OWNER**	49-267

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $131,000.00.

Affiant

Subscribed and sworn to before me this 20th day of October, 2004.

Notary Public
My Commission Expires: 5/28/06

NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires MAY 28, 2006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Dorothy J. Gaines, a widow** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto ~~**La'Toya**~~ LaToya **Kennedy** unmarried (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Roy's Heights, formerly Rasha Property, of record in Plat Book 3842, page 14, Register's Offoce for said county, to which reference is hereby made fro a more complete description.

Being the same property conveyed to James Edward Gaines and wife, Dorothy J. Gaines by Deed from Yvonne Delores Thompson Johnson dated December 14, 1976 and filed for record in Book 5098, page 656, Register's office for Davidson County, Tennessee. The said James Edward Gaines having since died.

This conveyance is made subject to property taxes for the year 2004 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 3842, page 14 Register's Office for Davidson County. Easement for Sanitary Sewer and Storm Drainage of record in Book 7656, page 439, Register's Office for Davidson County, Tennessee. Restrictive covenants recorded in Book 4641, Page 668, said Register's Office..

THIS IS **IMPROVED** PROPERTY KNOWN AS 4664 Clarksville Highway, Nashville, TN 37218

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 20th day of October, 2004

Dorothy J. Gaines

Dorothy J. Gaines

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Dorothy J. Gaines, a widow and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 20th day of October, 2004.

Notary Public

My Commission Expires: 5/28/09

(SEAL)

