24-1-475

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

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 **12th** day of **November, 2004** by and between **William Bedi, Jr. and Carol J. Bedi, husband and wife** , herein after referred to as GRANTOR, and **Christopher M. Kerney and wife, Katherine Kerney** , 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. 7 shown on the Plan of Phase 1 of Bedford Forest of record in Plat Book 9700, Page 771, Register's Office for Davidson County, Tennessee, said plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to William Bedi, Jr. and Carol J. Bedi, husband and wife, by Warranty Deed from Leatherwood, Inc., dated May 24, 2001, of record in Instrument No. 20010530-0055836, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of Bedford Forest, of record in Plat Book 9700, Page 771; Restrictions contained in instrument of record in Book 11371, page 111; All easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 708 Waller Road, Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/30/04 08:12 2pgs
Fees:13.00 Taxes:1128.50
20041130-0141772

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.

William Bedi

William Bedi, Jr.
Signature of Seller

Carol J Bedi

Carol J. Bedi
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **William Bedi, Jr. and Carol J. Bedi, 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 **12th** day of **November, 2004.**

Carrie E Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires:_____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
Christopher M. Kerney
708 Waller Road, Brentwood, TN 37027

Send Tax Statements to:
SAME
,

Map & Parcel: 181.14-0-003.00

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 **$305,000.00** 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 **12th** day of **November, 2004.**

Carrie E Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

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