Davidson County DEEDWARR
Recvd: 12/21/04 14:08 2pgs
Fees:13.00 Taxes:551.30

20041221-0151707

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ 149,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2004.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/27/04

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Erich P. Vierkaurt and Kacy N. Broersma 1106 McAlpine Avenue Nashville, TN 37216	Same	61-11-289

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Nancy Kennedy, a married person**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Erich P. Vierkaurt and Kacy N. Broersma**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being part of Lot "A" on the Map of Kennedy and Graves Plan of Monte Vista, as of record in Book 421, Page 143, of the Register's Office for Davidson County, Tennessee, and more definitely described as follows:

BEGINNING at a point in the center of Alpine Avenue, 226.2 feet Easterly from the Nashville Gallatin Interurban Railroad right-of-way running thence in a Southerly direction and parallel with said right-of-way 388 feet to a point in the Southerly margin of said lot "A" 226.2 feet Easterly from the said Interurban right-of-way; thence Easterly 63.1 feet to a point; thence Northerly and parallel with said right-of-way 388 feet to the center of said Alpine Avenue; thence with the same and Westerly 63.1 feet to the beginning.

BEING the same property conveyed to Nancy Kennedy, a married person by Warranty Deed from Mary Katherine Dunklin, Harris Meador Shoulders, Polly Ann Carter and Eleanor Delane Brent, dated April 22, 2004, recorded April 29, 2004, in Instrument Number 20040429-0048703, Register's Office for Davidson County, Tennessee.

W. Michael Kennedy, husband of Nancy Kennedy joins in this conveyance to convey any and all marital rights, title and interest to the above referenced property.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 421, Page 143, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of Record in Book 4044, Page 645, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as **1106 McAlpine Avenue, Nashville, TN 37216**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 17th day of December, 2004

Nancy Kennedy

W. Michael Kennedy

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Nancy Kennedy and W. Michael Kennedy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of December, 2004.

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075