Davidson County DEEDWARR
Recvd: 01/18/05 16:02 2 pgs
Fees:13.00 Taxes:229.40
20050118-0006353

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
John F. Trudel	New Owner	Map 72-13
5011 Whispering Hills Ct		Parcel 252
Nashville, TN 37211		12166 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Elliott Kershaw**, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **John F. Trudel, a married person**, (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 213, as shown on the map entitled Trevecca Subdivision of Renraw, of record in Plat Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elliott Kershaw by quitclaim deed from Polly Ann Spann by deed of record as Instrument No. 20050118-0006352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Any and all matters shown on the map of Trevecca Subdivision of Renraw, of record in Plat Book 1835, pages 72 and 73, Register's Office.

This is improved property commonly known as 923 Douglas Avenue, Nashville, TN 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $62,000.00.

BARBARA KENNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Affiant

Subscribed and sworn to before me this 18 **th day of** January, 2005.

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of January, 2005.

Elliott Kershaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of January, 2005 before me personally appeared Elliott Kershaw to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of January, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07