This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 02/18/05 10:11 2 pg
Fees:13.00 Taxes:421.80

20050218-0018467

Warranty Deed

ADDRESS OF NEW OWNER:
Kevin Kenerson
116 East Cedar Street
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO:
026.01-82.00

For good and valuable consideration received, **Cynthia Alana Green, Executrix of the Estate of David Jackson Green** by these presents does transfer and convey by Order of the Probate Court of **Davidson** County, Tennessee, being **Case No. 04P-755** unto the Grantee, **Kevin Kenerson and wife, Cassandra Kenerson**, all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **David J. Green** (David J. Green and David Jackson Green are one and the same person), described as follows:

Land in Davidson County, Tennessee, being Lots 17 and 18, W. B. MYERS HOME PLACE, as shown on plat of record in Plat Book 547, Page 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David J. Green by Quitclaim Deed from Patsy J. Green, recorded on January 27, 1986 in Book 6770, Page 875, Register's Office for Davidson County Tennessee. The said David J. Green having died on April 20, 2004. Cynthia Alana Green, Executrix of the Estate of David Jackson Green has the full power to sell, transfer and convey per Last Will and Testament of record in Docket No. 04P-755, Probate Court of Davidson County, Tennessee.

This is improved property known as 116 East Cedar Street, Goodlettsville, TN 37072

Said Property is conveyed subject to any and all restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Executrix of the **Estate of David Jackson Green** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 11th day of February, 2005.

Cynthia Alana Green, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February 2005, before me personally appeared, Cynthia Alana Green, Executrix of the Estate of David Jackson Green to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of David Jackson Green, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 11th day of February 2005.

SHAUNA DANIELS NOTARY PUBLIC AT LARGE

My commission expires:

MY COMMISSION EXPIRES: November 22, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $114,000.00.

Affiant

Subscribed and sworn to before me this 11th day of February, 2005.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES: November 22, 2008

SHAUNA DANIELS NOTARY PUBLIC AT LARGE