RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $149,000.00

Melissa Sackett
Affiant

Davidson County DEEDWARR
Recvd: 04/19/05 12:47 2 pgs
Fees:13.00 Taxes:551.30

20050419-0043448

Subscribed and sworn to before me, this 15th day of April, 2005.

Brenda S Lane
Notary Public
My commission expires: 5/23/06

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY, TENN.
Exp. 5/23/06

03-0503-32654

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Craig B. Kennedy 1432 Greenwood Avenue Nashville, TN 37206	SAME	083-02-0-066.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jamie McClure**, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Craig B. Kennedy and wife, Kimberly J. Kennedy**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being described as follows:

Tract No. 1: Land in Davidson County, Tennessee, being the Westerly 50 feet of Lots 19 and 20 and the Westerly 50 feet of the Northerly 34 feet of Lot No. 18 on the Map of Sharpe and Horn's Subdivision of Elwood Place, of record in Book 332, Page 18, Register's Office for said County. Said part of Lot Nos. 18, 19, and 20 front 50 feet on the Southerly side of Greenwood Avenue, and runs back between parallel lines, with the Easterly margin of an alley, 125 feet to a dead line.

Tract No. 2: Land in Davidson County, Tennessee, being the Northerly 4 feet of the Westerly 50 feet of Lot No. 17 and the southerly 16 feet of the Westerly 50 feet of Lot No. 18 on the Map of Sharpe and Horn's Subdivision of Elwood Place ,of record in Book 332, Page 18, Register's Office for said County.

Beginning at a point on the Easterly margin of the first alley West of Chapel Avenue, formerly Hunter Lane, at the Southwest corner of parts of Lot Nos. 18, 19, and 20 on said plan conveyed to James Arthur Jones and wife, by deed from Tom R. Knowles and wife, of record in Book 1758, Page 317, said Register's Office; thence with the Easterly margin of said alley, Southwardly 20 feet; thence Eastwardly 50 feet; thence Northwardly 20 feet Southwardly 20 feet; to the Southeast corner of said Jones property; thence with the Southern boundary line of said Jones property Westwardly 50 feet to the beginning.

Being the same property conveyed to Jamie McClure by deed from Michelle Vickers and Lisa Mizrany, Co-Executors for the estate of James C. Pendergrass, Probate Court Docket No. 04P-600, of record in Instrument No. 20041124-0140730, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1432 Greenwood Avenue, Nashville, TN 37206

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15th day of April, 2005.

Jamie McClure

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jamie McClure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of April, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09