Davidson County DEEDWARR
Recvd: 05/16/05 10:32 2 pgs
Fees:13.00 Taxes:710.40
20050516-0054742

This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Eran Renee Kemp
2704 Call Hill Rd.
Nashville, Tennessee 37211

SEND TAX BILL TO:
~~XXXXXXXXX~~ Mortgagee
SAME AS NEW OWNER

MORTGAGEE:
_____
_____
_____, _____ _____

MAP 172-12
GROUP B
PARCEL 119.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tonya Yeager, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Eran Renee Kemp, unmarried**, hereinafter called the "GRANTEE", her heirs 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 Lot No. 502 on the Plan of Resubdivision of Lot 300, Section 5 and Lot 502, Section 7, Bradford Hills, of record in Plat Book 6050, page 493, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Tonya Yeager, unmarried by deed from Wesley R. Hightower, unmarried of record in Instrument no. 20030804-0109748, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 2704 Call Hill Rd., Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns , forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 the 29th day of April, 2005.

Tonya Yeager by SC a-h-f in fact

Tonya Yeager, by Steve Chaisson, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steve Chaisson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney in fact for **Tonya Yeager**, the bargainor, and that as said attorney in fact he executed the within Warranty Deed by signing the name of **Tonya Yeager** as her free act and deed.

WITNESS my hand and official seal this 29th day of April, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $~~183,000.00.~~ 192,000.00

AFFIANT

Subscribed and sworn to before me on this 29th day of April, 2005.

NOTARY PUBLIC

My Commission Expires:

FRANCINE K. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007