Davidson County DEEDWARR
Recvd: 05/20/05 14:40 2 pgs
Fees:13.00 Taxes:555.00
20050520-0057316

#272

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Judy Kenderdine	(NEW OWNER)	Map 188-
703 Battle Road		Parcel 3.00
Nolensville, TN 37135		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135. This information was provided by the parties and no title examination was performed.

Return to:

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, **Lynn J. Crader and wife, Mary B. Crader,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Judy Kenderdine, unmarried,** (The "Grantee"), her 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. 1, of record in Book 8011, page 58 and in Book 8011, page 66, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lynn J. Crader and wife, Mary B. Crader by warranty deed from James C. Pyburn and wife, Oveta Pyburn of record in Book 10233, page 501, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. 2005 Taxes, a lien not yet due and payable.
2. Any and all restrictions, easements and/or matters appearing of record in Plat Book 8011, page 58 and in Plat Book 8011, page 66, said Register's Office.

This is improved property commonly known as **703 Battle Road, Nolensville, TN 37135.**

STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

Judy Kondercine
Affiant

Subscribed and sworn to before me this 17th day of May, 2005.

D. Painter-Rose
Notary public:

My Commission Expires MAR. 31, 2007
My Commission Expires: _____

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, her heirs and assigns, forever.

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

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of **May, 2005**.

Lynn J Crader
Lynn J. Crader

Mary B Crader
Mary B. Crader

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lynn J. Crader and Mary B. Crader**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 17th day of **May, 2005.**

D. Painter-Rose
Notary Public

My Commission Expires MAR. 31, 2007
My Commission Expires:_____