WARRANTY DEED

The actual consideration or value for this transfer is $ 89,900.00.

AFFIANT

STATE OF TENNESSEE }
COUNTY OF WILSON }

SWORN TO AND SUBSCRIBED before me this 31st day of MAY 2005.

NOTARY PUBLIC
My Commission Expires: 6.4.06

JENNIFER MARLIN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 06/02/05 16:17 6 pgs
Fees:33.00 Taxes:332.63
20050602-0062824

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#05050005

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Yolanda Kendrick, 404 Cleves Street Old Hickory, TN. 37138	MICA, Inc. 6021 244th St. SW Mountain Lake, WA 98043	044-11-0 / 118.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Yolanda Kendrick , and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **W. RALPH DENNEY, KAREN M. NORTON, CURTIS E. BRASWELL,** and **KEITH E. BRASWELL,** the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

YOLANDA KENDRICK , the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 47, Section A, Village of Old Hickory, as shown on Plan recorded July 16, 1948 in Book 1424, page 68, in the Register's Office for Davidson County, Tennessee; fronting 58.0 feet on Cleves Street, containing 0.11 Acres more or less.

Being the same Property conveyed to Clarence E. Denney, by deed from E.I. duPont deNemours and Company, dated July 21, 1950, and of record in Book 1874, page 152, Register's Office for Davidson County, Tennessee. The said Clarence E. Denney died, Nov. 15, 1969, intestate, leaving W. Ralph Denney and Barbara Jane Denney Braswell as his sole heirs at law and beneficiaries. Barbara Jane Denney Braswell died, intestate Nov. 12, 2004, leaving Karen M. Norton, Curtis E. Braswell, and Keith E. Braswell as her sole heirs at law and beneficiaries, as shown by records in Davidson County Probate Clerk's Office, Docket #04P-1999.

The above description is the same as in the previous deed 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 said GRANTEE, their heirs and assigns, forever. We do covenant with the said GRANTEE that we are lawfully seized 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. We do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEES.
Subject to all matters shown on the Plan of record in Book 1424, page 68, said Register's Office; Utility, Telephone, and Transmission easements of record in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, all in the Register's Office for Davidson County Tennessee.

Grantors make oath and say, that the property described herein is not their principal residence, nor the residence of their spouse nor any dependant, and this conveyance is not made to defeat the rights of any third party.

This is improved property known as: 404 Cleves Street, Old Hickory, TN. 37138.

Witness our hands this 31st day of MAY, 2005.

W. Ralph Denney

Curtis E. Braswell

Karen M. Norton

Keith E. Braswell

****

STATE OF VIRGINIA }
COUNTY OF }

Personally appeared before me, Gloria H. Miller, a Notary Public in and for said County and State, the within named W. Ralph Denney the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this 24 day of MAY, 2005.

GLORIA H. MILLER NOTARY PUBLIC CO. OF COMMONWEALTH OF VIRGINIA

Gloria H. Miller
NOTARY PUBLIC My Commission Expires: 2-29-08

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STATE OF FLORIDA }
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Karen M. Norton the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this _____ day of MAY, 2005.

NOTARY PUBLIC My Commission Expires: _____

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STATE OF FLORIDA }
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Curtis E. Braswell the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this _____ day of MAY, 2005.

NOTARY PUBLIC My Commission Expires: _____

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STATE OF GEORGIA }
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Keith E. Braswell the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this _____ day of MAY, 2005.

NOTARY PUBLIC My Commission Expires: _____

W. Ralph Denney

Curtis E. Braswell

Karen M. Norton

Keith E. Braswell

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STATE OF VIRGINIA }
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named W. Ralph Denney the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this _____ day of MAY , 2005.

NOTARY PUBLIC My Commission Expires:_____

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STATE OF FLORIDA }
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Karen M. Norton the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this _____ day of MAY , 2005.

NOTARY PUBLIC My Commission Expires:_____

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STATE OF FLORIDA }
COUNTY OF ORANGE }

Personally appeared before me, CURTIS BRASWELL, a Notary Public in and for said County and State, the within named Curtis E. Braswell the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this 24th day of MAY , 2005.

Ryan McGauley
My Commission DD330916
Expires June 20, 2008

NOTARY PUBLIC My Commission Expires: 6/20/08

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STATE OF GEORGIA }
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Keith E. Braswell the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this _____ day of MAY , 2005.

NOTARY PUBLIC My Commission Expires:_____

W. Ralph Denney

Curtis E. Braswell

Karen M. Norton

Keith E. Braswell

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STATE OF VIRGINIA }
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named W. Ralph Denney the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this ____ day of MAY , 2005.

NOTARY PUBLIC My Commission Expires:_____

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STATE OF FLORIDA }
COUNTY OF }

Personally appeared before me, Brenda L. Hatmaker, a Notary Public in and for said County and State, the within named Karen M. Norton the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this 25th day of MAY , 2005.

Brenda L Hatmaker
My Commission DD064575
Expires October 14, 2005

Brenda L. Hatmaker
NOTARY PUBLIC My Commission Expires: Oct. 14, 2005

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STATE OF FLORIDA }
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Curtis E. Braswell the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this ____ day of MAY , 2005.

NOTARY PUBLIC My Commission Expires:_____

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STATE OF GEORGIA }

W. Ralph Denney

Curtis E. Braswell

Karen M. Norton

Keith E. Braswell

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STATE OF VIRGINIA }
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named W. Ralph Denney the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this _____ day of MAY , 2005.

NOTARY PUBLIC My Commission Expires:_____

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STATE OF FLORIDA }
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Karen M. Norton the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this _____ day of MAY , 2005.

NOTARY PUBLIC My Commission Expires:_____

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STATE OF FLORIDA }
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Curtis E. Braswell the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this _____ day of MAY , 2005.

NOTARY PUBLIC My Commission Expires:_____

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STATE OF GEORGIA } Georgia
COUNTY OF } Cobb

Personally appeared before me, Patricia C. Flanders, a Notary Public in and for said County and State, the within named Keith E. Braswell the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this 25 day of MAY , 2005.

Patricia C. Flanders
NOTARY PUBLIC My Commission Expires:

Notary Public, Cobb County, Georgia
My Commission Expires October 31, 2005

PATRICIA C FLANDERS NOTARY PUBLIC COBB COUNTY, GEORGIA