Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1268

Davidson County DEEDWARR
Recvd: 06/10/05 15:34 2 pgs
Fees:13.00 Taxes:1165.50

20050610-0066917

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gwendolyn S. Pena, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Ann Kell, married**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the plan of Winfield Park, Phase 2, Section 1, Revision 1 of record in Instrument No. 20010313-0024106, Register's Office for said County.

Being the same property conveyed to Gwendolyn S. Pena, a single person, by Warranty Deed dated August 14, 2002, from Franklin Heritage Homes, LLC of record in Instrument No. 20020815-0098778, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1444 Wexford Downs Lane, Nashville TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of June, 2005

Gwendolyn S. Pena

State of Tennessee)
County of Davidson)

On this 9th day of June, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gwendolyn S. Pena, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-08

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 315,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of June, 2005.

Notary Public

My Commission Expires: 7-30-08

NEW OWNER:
Barbara Ann Kell
1444 Wexford Downs Lane
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
172-14-B-119 CO