This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Larry and Dianne Kadeg 205 Fairmont Court Nashville, TN 37203	Owner	104060M00500CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 214,705.00

BARBARA S. LAMB
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 26, 2009

Affiant

My Commission Expires:

July 26, 2009

Subscribed and sworn to before me this 27th day of December, 2005.

Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHARLES S. MCCLENDON, unmarried,** ("Grantor") by these presents does hereby transfer, sell and convey to LARRY KADEG AND DIANNA KADEG, as joint tenants with right of survivorship, ("Grantees") their heirs and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 5 of Building "A", on the Plan of Fairmont Condominiums, of record in Book 6250, page 825, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles S. McClendon (unmarried) from Mary A. Barrow and Rene A. Liera (unmarried), by deed dated 09/18/98 and recorded in Deed Book 11118, page 803 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 205 Fairmont Court, Nashville, TN 37205.

Davidson County DEEDWARR
Recvd: 01/06/06 09:16 2 pgs
Fees:13.00 Taxes:794.41
20060106-0002006

This conveyance is subject to: Property Taxes for 2006 and subsequent years to the Davidson County Trustee; not yet due and payable; all matters found on the plan of record in Book 6250, page 825, R.O.D.C.T.; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities; Restrictive covenants contained in instruments of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to LARRY KADEG and DIANNA KADEG, their heirs and assigns forever.

AND the Grantor does hereby covenant with LARRY KADEG and DIANNA KADEG, that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said real property to the said LARRY KADEG and DIANNA KADEG their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 27th day of December, 2005.

GRANTOR:

Charles S. McClendon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Barbara S. Lamb, a Notary Public in and for said county and state, the within named Charles S. McClendon, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 27th day of December, 2005.

My Commission Expires:

July 26, 2009

Notary Public

