BOX 10-B		STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,774.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JANUARY, 2006. Notary Public MY COMMISSION EXPIRES: September 22, 2007 (AFFIX SEAL)
Davidson County DEEDWARR Recvd: 01/13/06 15:40 2 pgs Fees:13.00 Taxes:80.56 20060113-0005678	LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN	

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY KENEFICK, ET AL	**SAME**	**82-08-402**
(NAME) **391 BLACKMAN ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, TIMOTHY KENEFICK, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES ROCHLITZ, A ONE-FOURTH UNDIVIDED INTEREST, AND KURT ROCHLITZ, A ONE-FOURTH UNDIVIDED INTEREST,** HEREINAFTER CALLED THE GRANTEES, THEIR 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, beginning at a point in the south margin of Mansfield Avenue, 131 feet east of the easterly margin of Olwill Street; thence easterly with the southerly margin of Mansfield Avenue 50 feet to a point at the corner of the property conveyed to Cora M. Walter, et al, as of record in Book 654, page 374, Register's Office for said County, said property now (at that time) being owned by Beasley; thence with Beasley's west line southerly 170 feet to the north margin of an alley; thence with the margin of said alley westerly 50 feet to a point, thence northerly 170 feet to the point of beginning.

Being the same property conveyed to Timothy Kenefick by Installment Deed from D. Stevens, unmarried, of record as Instrument Number 20051123-0141949, Register's Office for Davidson County, Tennessee. Grantees do hereby acknowledge and assume that certain debt and obligations as evidenced in the Installment Deed referenced above, which is a lien against the above described property in favor of D. Stevens, Holder of the Installment Deed Note.

This is not the principal residence of Timothy Kenefick.

Unimproved ( )
This is improved(X) property known as **1004 MANSFIELD STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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; and 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 GRANTEES, their 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 13 day of **JANUARY, 2006.**

1-13-06

TIMOTHY KENEFICK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy Kenefick**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13 day of **JANUARY, 2006.**

My commission expires: **September 22, 2007.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Lee A. Cohen
Notary Public