Davidson County DEEDWARR
Recvd: 03/27/06 15:51 2 pgs
Fees:13.00 Taxes:555.00

20060327-0034818

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Regina G. Kennedy 4664 Clarksville Pike Nashville, Tennessee 37218	same	049-00-267.00

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, Latoya Kennedy, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Regina G. Kennedy, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of Roy's Heights, formerly Rasha Property, of record in Plat Book 3842, page 14, Register's Office, Davidson County, Tennessee, to which Plat Book reference is hereby made for a more complete legal description.

Being the same property conveyed Latoya Kennedy, unmarried, by deed from Dorothy J. Gaines, a widow, of record in Instrument # 20041025-0128275, Register's Office, Davidson County, Tennessee

This is improved property known as: 4664 Clarksville Pike, Nashville, TN 37218

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 the GRANTOR does covenant with the said GRANTEES that the GRANTOR is 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 itself, its 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. Whenever 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 our hands this 21 day of March, 2006

Latoya Kennedy

STATE OF Tennessee
COUNTY OF _____

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Latoya Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained. Dated this _____ day of _____ 2006

NOTARY PUBLIC

APRIL R. McMAHAN STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My commission expires:
6-15-09

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be _____, or other officer authorized to execute the instrument on the behalf of _____, the within named bargainor, a Corporation, and that ____ as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by ___self as _____. Dated _____ day of _____, 2006

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF Tennessee
COUNTY OF _____

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

_____
Affiant

Subscribed and sworn to before me this _____ day of _____, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 6-15-09

APRIL R. McMAHAN STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY