Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
JAN. 19, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $112,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2006.

Notary Public
My commission expires:

04-0604-52645

Address of New Owner:	Send Tax Bills to:	Tax Information
Wayne Kennedy 2962 Baby Ruth Lane, Unit #13 Antioch TN 37013	SunTrust Mortgage, Inc. 201 Fourth Ave N/7th Floor Nashville, TN 37219	163-11-0-D- 013.00C0

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wanda G. Rachal, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Wayne Kennedy and wife, Kathie Kennedy, hereinafter called the Grantees, their successors 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, being Lot No. 13, on the Plan of Hickory Place Townhouses, of record in Book 11190, Page 54 and master deed of record in Book 11468, Page 921; Book 11479, Page 882; Book 11641, Page 145; and Book 11642, Page 255, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wanda G. Rachal by deed from The Estate of John Richard Foster, dated 9-28-99, of record in Book 11691, Page 432, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2962 Baby Ruth Lane, Unit #13, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 05/16/06 14:25 2 pgs
Fees:13.00 Taxes:417.73
20060516-0057421

WITNESS my hand this 3rd day of May, 2006.

Wanda G. Rachal,

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wanda G. Rachal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 3rd day of May, 2006.

Notary Public
State of Tennessee at Large

My Commission expires

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JAN. 19, 2010