**Return to: Box 10-B
Cohen & Cohen

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/06 10:23 2 pgs
Fees:13.00 Taxes:203.50
20060703-0079012

DAVIDSON COUNTY, TENN. DEBORAH J. COHEN NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Lee A. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2006

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: September 22, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Kenefick	**SAME AS NEW OWNERS**	MAP 53-3
(NAME) **391 Blackman Rd.**	(NAME)	PARCEL 4
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Jonathan A. Harris, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Kenefick and Gregory Woodruff, a one-half undivided interest each as tenants in common

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, being Lot No. 155, Section "C", Village of Old Hickory, as shown on Plan recorded July 16, 1948, at Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan A. Harris, unmarried by Deed from Sally Williams Fyke, unmarried of record in Instrument No. 20051220-0152582, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006, RESTRICTIVE COVENANTS OF RECORD IN BOOK 2016, PAGE 564, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF SECTION "C" VILLAGE OF OLD HICKORY OF RECORD IN BOOK 1424, PAGE 66, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 1221 Bryan Street, Old Hickory, TN 37138
(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 30th day of June 2006

Jonathan A. Harris
Jonathan A. Harris, unmarried

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 Jonathan A. Harris, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 30th day of June, 2006.

Commission expires 3-20-2010

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY