WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

G-VRE-06-2506

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip C. Kendall	Philip C. Kendall (NAME)	
2506 Essex Place	208 LLANFAIR RD	104-11-259.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	ARDMORE, PA 19003	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DON M. WILKES AND WIFE, JANE ELIZABETH WILKES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILIP C. KENDALL AND WIFE, MARIAN SUE KENDALL, hereinafter called the Grantee(s), their heirs and assigns, that 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. 94 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, OF RECORD IN BOOK 421, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 94 FRONTS 60 FEET ON THE NORTHERLY MARGIN OF ESSEX PLACE, FORMERLY ESSEX AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 215 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DON M. WILKES AND WIFE, JANE ELIZABETH WILKES BY WARRANTY DEED FROM VINCENT W. FOUSHEE, UNMARRIED, RECORDED ON THE 10TH DAY OF NOVEMBER, 1987 IN DEED BOOK 7399, PAGE 887, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 421, page 7; and Book 5019, page 191, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2506 Essex Place, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of August, 2006.

Don M. Wilkes
Don M. Wilkes

Jane Elizabeth Wilkes
Jane Elizabeth Wilkes

Davidson County DEEDWARR
Recvd: 09/01/06 16:00 2 pg
Fees:13.00 Taxes:1267.25

20060901-0108716

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Don M. Wilkes and Jane Elizabeth Wilkes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903