WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $625,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF AUGUST, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02323 NELSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Duane Earl Nelson	Duane Earl Nelson	See Exhibit A
1011 and 1021 McClurkan Avenue and, 1016 and 1018 Cahal Avenue	1727 Kingsbury Drive	
Nashville, TN 37206	Nashville, TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFF KENDIG, AND WIFE, MARLENY C. CASTILLO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DUANE EARL NELSON, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1011 and 1021 McClurkan Avenue and, 1016 and 1018 Cahal Avenue, Nashville, TN 37206

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherevensed, 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 hand on the 6th day of August, 2007.

Jeff Kendig

Marleny C. Castillo

Davidson County DEEDWARR
Recvd: 08/27/07 15:12 2 pgs
Fees:13.00 Taxes:2312.50
20070827-0102750

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JEFF KENDIG AND MARLENY C. CASTILLO, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of August, 2007.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:
TAX PARCEL IDENTIFICATION NO. 07213007700

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88 ON THE PLAN OF TREVECCA SUBDIVISION OF RENRAW, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGES 72 AND 73, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM SOUTHTRUST BANK TO JEFF KENDIG AS RECORDED ON THE 27TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040427-0047834

PARCEL 2:
TAX PARCEL IDENTIFICATION NO. 07213007200

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 93 ON THE PLAT OF TREVECCA SUBDIVISION OF RENRAW, AS OF RECORD IN BOOK 421, PAGE 72, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 93, FRONTS 50 FEET ON THE NORTHERLY SIDE OF MCCLURKAN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 155 FEET TO AN ALLEY.

BEING THE SAME PROPERY CONVEYED BY WARRANTY DEED FROM SHIRLEY STROUD RICHARDSON AND THE SPOUSE OF SHIRLEY STROUD RICHARDSON, BEING LARRY RICHARDSON TO MARLENY C. CASTILLO AND JEFF KENDIG AS RECORDED ON THE 5TH DAY OF MARCH, 1996 IN BOOK 9968, PAGE 790

PARCELS 3 AND 4:
TAX PARCEL IDENTIFICATION NO. 07213006400 AS TO LOT 52
TAX PARCEL IDENTIFICATION NO. 07213006500 AS TO LOT 51

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 51 AND 52 IN TREVECCA SUBDIVISION OF RENRAW, A PLAN OF WHICH SUBDIVISION IS OF RECORD IN BOOK 421, PAGES 72 AND 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOTS FRONT ON THE SOUTHERLY SIDE OF WEST CAHAL AVENUE 50.0 FEET EACH AND RUN BACK IN A SOUTHWARDLY DIRECTION 150.0 FEET BETWEEN PARALLEL LINES TO A 15-FOOT ALLEY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM DAVID C. WATKINS AND WIFE, GENEVA M. WATKINS TO JEFFREY A. KENDIG AND WIFE, MARLENY CASTILLO KENDIG AS RECORDED ON THE 6TH DAY OF NOVEMBER, 1997 IN BOOK 10674, PAGE 172 (PARCELS 3 AND 4), IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

JEFF KENDIG AND JEFFREY A. KENDIG BEING ONE AND THE SAME PERSON.

MARLENY C. CASTILLO AND MARLENY CASTILLO KENDIG BEING ON AND THE SAME PERSON.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.