Davidson County DEEDWARR
Recvd: 12/11/07 14:31 4 pgs
Fees:23.00 Taxes:851.00
20071211-0142971

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SR45666 FILE BOX "7"

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: OCT. 25, 2006

GRANTOR'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelvin Pennington	SAME AS NEW OWNER	118-1-387
629 Post Oak Circle		
Brentwood, TN 37027		

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, I/WE,

Annie P. Sykes, Life Tenant, Margaret Sykes, Widow of John William Sykes, Lynn Sherry Moore, Loleta Lockridge, Teresa Wiggins, Tish Denise Hendrix and Tish Denise Hendrix, Guardian for Jerome Hendrix, A Minor,

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

Kelvin Pennington

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:

See Attached Legal Description

BEING the same property conveyed to William C. Sykes and wife, Annie P. Sykes by deed from William O. Simpkins and M. L. Randall, of record in Book 4737, page 206, Register's Office for Davidson County, Tennessee. The said William C. Sykes having since died, leaving Annie P. Sykes as the sole holder in fee as the Surviving Tenant by the Entireties. Annie P. Sykes by Quitclaim Deed of record in Book 10880, page 803, conveyed the property to John William Sykes, her son, retaining a life estate unto herself. John William Sykes is now deceased and title to the property is vested in Annie P. Sykes as to the life estate and the Heirs of the said John William Sykes, as shown on the Affidavit of Heirship of record as Instrument Number 20071211-0142967 recorded simultaneous herewith.

Tish Denise Hendrix was appointed Legal Guardian and authorized to sign this instrument by the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee on October 25, 2007 in Case Number 07P 1659 (copy attached as Exhibit B).

Unimproved ( )
This is improved (X) property known as 2500 9th Avenue, South, Nashville, TN 37204

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/our____ hand(s)_____ this 6th day of December, 2007

Annie P. Sykes, Life Tenant

Margaret Sykes, Widow

Lynn Sherry Moore By Margaret Sykes ATTY IN FACT

Loleta Lockridge By Margaret Sykes ATTY IN FACT

Teresa Wiggins By Margaret Sykes ATTY IN FACT

Tish Hendrix

Tish Hendrix Guardian by Jerome Hendrix a minor ~~ATTY IN FACT~~

Tish Hendrix, Guardian for Jerome Hendrix, A Minor

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 ANNIE P. SYKES and MARGARET SYKES, the bargainors, 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 Nashville, Tennessee, this the 6th day of December, 2007.

NOTARY PUBLIC

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/24/2010

My Commission Expires JULY 24, 2010

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 MARGARET SYKES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney-in-Fact for LYNN SHERRY MOORE, LOLETA LOCKRIDGE and TERESA WIGGINS, the bargainors, and that she as such Attorney-in-Fact, executed the within instrument by signing the name of LYNN SHERRY MOORE, LOLETA LOCKRIDGE and TERESA WIGGINS as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of December, 2007

NOTARY PUBLIC

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/24/2010

My Commission Expires JULY 24, 2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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 TISH DENISE HENDRIX, 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 Nashville, Tennessee, this the 6th day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

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 TISH DENISE HENDRIX, GUARDIAN FOR JEROME HENDRIX, a Minor, 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 Nashville, Tennessee, this the 6th day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT A

LAND in Davidson County, Tennessee, being parts of Lots Nos. 22,23,24 and 25, on the Plan of Montrose Park Subdivision, as of record in Book 547, Page 25, Register's Office for said County, described according to a copy of a survey by Parrish Engineers, Inc., dated February 11, 1966, as follows:

BEGINNING at a point in the easterly margin of 9th Avenue South, 60 feet south of the northwest corner of Lot No. 25; thence eastwardly 110.07 feet to a concrete monument 7.4 feet south of the original southerly line of the property conveyed to Finis R. Sharp, Jr., et ux, of record in Book 2087, Page 481, Register's Office for Davidson County, Tennessee; thence northeastwardly 198.10 feet to a point in the dividing line of Lots 21 and 22 on said plan, the northeast corner of the subject tract and the original southeast corner of the property conveyed to Sharp (Supra); thence with the line between Lots 21 and 22, southeastwardly 79.8 feet to a point at the common easterly corners of Lots 16 and 22, the southeast corner of the subject tract; thence with the line between Lots Nos. 22 and 16, 23 and 15 and 24 and 14, southwestwardly 176.3 feet to a point in the easterly line of Lot No. 25; thence with the line between Lots Nos. 24 and 25, northwestwardly 40 feet to a point; thence southwestwardly 176 feet to a point in the easterly margin of 9th Avenue, South, the southwest corner of the subject tract; thence with said margin of 9th Avenue South, northeastwardly 65 feet to the point of beginning.

BEING the same property conveyed to William C. Sykes and wife, Annie P. Sykes by deed from William O. Simpkins and M.L. Randall, of record in Book 4737, Page 206, Register's Office for Davidson County, Tennessee. THE said William C. Sykes having since died.