	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF DECEMBER, 2007 Notary Public MY COMMISSION EXPIRES: 8/23/2010 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TONYA R. WALLER	Tonya R. Walker	**094-02-0-126.00**
(NAME) **1804 EASTSIDE AVENUE**	(NAME) 2010 Cliffview Drive S	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) Kingston Springs TN 37082	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TIMOTHY M. KENEFICK, A MARRIED MAN, AND JILL R. BLOCK, A MARRIED WOMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONYA R. WALLER,** HEREINAFTER CALLED THE GRANTEE, HER 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. 136 on the Map of the United Electric Railway Company's Plan of lots, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy M. Kenefick, a married man, and Jill R. Block, a married woman, as tenants in common, by deed dated March 15, 2006 from Robert O'Malley and wife, Betty O'Malley of record as Instrument No. 20060317-0031007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 161, page 8, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS HEREIN.

**See Limited Power of Attorney for Jill R. Block being recorded simultaneously herewith of record in Instrument # 200712260147053 said Register's Office.

Davidson County DEEDWARR
Recvd: 12/26/07 10:50 2 pgs
Fees:13.00 Taxes:325.60
20071226-0147054

unimproved ( )
This is improved(X) property, known as **1804 EASTSIDE AVENUE, NASHVILLE, TN 37206**
(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 our hands this 20th day of December, 2007.

TIMOTHY M. KENEFICK

JILL R. BLOCK
By: Timothy M. Kenefick, Attorney in Fact for Jill R. Block

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 **Timothy M. Kenefick**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of December, 2007.

My commission expires: **August 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2007, before me personally appeared Timothy M. Kenefick, Attorney-in-Fact for Jill R. Block, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jill R. Block, and who acknowledged that he executed the same as the free act and deed of Jill R. Block.

Witness my hand and official seal at office this 20th day of December, 2007.

My commission expires: **August 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212