WARRANTY DEED Davidson County DEEDWARR Recvd: 04/21/08 09:42 2 pg Fees:13.00 Taxes:813.63 20080421-0040090	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $219,900.00 Antoinette Wells Affiant Subscribed and Sworn to me, this 15th day of April, 2008. Notary Public My commission expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
Dawain M. Kendrick 435 Wauford Drive Nashville, TN 37211	Same	MAP & PACEL 14604013300

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nell A. Barnes, married,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Dawain M. Kendrick and Antoinetta Wells**, not as tenants in common, but as joint tenants with the right of survivorship, with hereinafter called the Grantee(s), 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. 512 on the Plan of Caldwell Hall, Section IX, of record in Book 3300, page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nell A. Barnes by deed from Lin E. Bell and Darlene C. Bell and Lance S. Bell and Rose Crump and Donald Crump and Travis Crumb of record in Instrument No. 20030617-0083369 and re-recorded in Instrument No. 20030829-0125553, Register's Office for Davidson County, Tennessee. Dorris D. Barnes joins in this conveyance to convey any interest he may have as the husband of Nell A. Barnes.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3300, Page 25, said Register's Office.

Subject to restrictions of record in Book 3285, Page 488, said Register's Office.

This is (x) improved ( ) unimproved property known as 435 Wauford Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 15th day of April, 2008.

Nell A. Barnes

Dorris D. Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nell A. Barnes and Dorris D. Barnes** the within named bargainors, 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 15th day of April, 2008.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY