Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/27/08 10:09 2 pgs
Fees:13.00 Taxes:129.50

20080527-0053462

STATE OF TENNESSEE,
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Affiant

Subscribed and sworn to before me, this 23 day of May, 2008.

Notary Public
My commission expires 1-7-12

03-0802-35260

Address of New Owner:	Send Tax Bills to:	Tax Information
Tojuana Kendall ~~1224 Stainback~~ 170 Indian Hills Dr ~~Nashville TN 37207~~ Lebanon TN 37087	New Owner	71-15-0-444

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cedric Little, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tojuana S. Kendall, a single person, hereinafter called the Grantees, their successors 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 the north 45 feet, 4 inches of Lot No. 114 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, of record in Book 57, Page 152, said Register's Office.

Said part of Lot No. 114 fronts 45 feet, 4 inches on the west side of Stainback Avenue and extends back between parallel lines 167 feet, more or less, to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED from the herein conveyance is the following tract of land, which tract was conveyed in fee simple as a right-of-way to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Ralph H. Drake and wife, Ruby A. Drake, of record in Book 8332, Page 699, Register's Office for Davidson County, Tennessee, to wit:

Beginning at a point on the north boundary of Parcel 444 of Map 71-15 and at approximate Station 22+60 of Project 86-R-5, Douglas Avenue,thence with the right of way of Douglas Avenue South 84° 05' 09" East 25.64 feet to a point on the right of way of Stainback Avenue; thence with the right of way South 07° 21' 31" West 25.64 feet to a point; thence with a curve to the left having a central angle of 91° 26' 39" and a radius of 25.00 feet, 39.60 feet along the curve to a point of beginning.

For informational purposes only, the prior deed of record sets out subject property as containing 142.21 square feet.

Being the same property conveyed to Rosie Pickens and Cedric Little, both unmarried as joint tenants with Rights of Survivorship by deed from L. Hollis Bratcher and wife, Juanita Bratcher, dated 3-31-95, recorded 4-6-95, of record in Book 9638, Page 932, Register's Office for Davidson County, Tennessee. Rosie Pickens conveyed her interest in subject property to Cedric Little by quitclaim deed dated 12-14-99, recorded 12-14-99, of record in Instrument No. 19991214-0302986, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1224 Stainback, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of May, 2008.

Cedric Little

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cedric Little, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of May, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 02/22/09