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

Davidson County DEEDWARR
Recvd: 06/10/08 13:48 2 pgs
Fees:13.00 Taxes:1128.50
20080610-0059752

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Pamela Hereford
Affiant

Subscribed and sworn to before me, this 3rd day of June, 2008.

Karen Colbert
Notary Public
My commission expires: ~~02/22/09~~ 7/24/2010

KAREN COLBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

03-0805-35436

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan T. Saad 3802 Central Avenue Nashville TN 37205	PROVIDENT FUNDING ASSOCIATES P.O. BOX 5914 SANTA ROSA, CA 95402	104-09-0-005

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, Earl B. Kennedy aka Earl Boyd Kennedy unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jonathan T. Saad and wife, Amanda V. Saad, 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 Lot No. 221, (erroneously referenced as Lot 211 on the prior deed of record) on the Plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Earl B. Kennedy and wife, Frances Gardner Kennedy by deed from Tina Frances Gardner, dated 9-23-60, recorded 9-26-60, of record in Book 3132, Page 273, Register's Office for Davidson County, Tennessee. Frances Gardner Kennedy having since died, leaving Earl B. Kennedy as the surviving tenant by the entirety. Earl B. Kennedy and Earl Boyd Kennedy being one and the same person.

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 3802 Central Avenue, Nashville, TN 37205

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 3rd day of June, 2008.

Earl B. Kennedy by
Ronald H. Kennedy Atty in FACT

Earl B. Kennedy
By: Ronald H. Kennedy, Atty in Fact

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 Ronald H. Kennedy, 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 herein contained, and who further acknowledged that he is the attorney in fact for Earl B. Kennedy aka Earl Boyd Kennedy, and that he is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2008.

K Colbert

Notary Public Karen Colbert

Commission expires: 7/24/10

