393

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12 DAY OF June, 2008.

NOTARY PUBLIC

My Commission expires: 11-07-11

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 08040049

Michael A. Kelso and Susan D. Kelso

Address of New Owner	Send Tax Bills To:	Tax Information:
Joe Sumner and Jamie Menzie 503 Brentlawn Drive Nashville, TN 37220	Community First Bank &Trust 501 S. James Campbell Blvd. Columbia, TN 38401	146-16-0-074

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **Michael A. Kelso and Susan D. Kelso, Husband and Wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Joe Sumner and Jamie Menzie, GRANTEES** herein, the following described property, to be held as Joint Tenants with rights of survivorship with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Brentwood Hall, Section III, as of record in Book 2133, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Michael A. Kelso and wife, Susan D. Kelso by quitclaim deed from Michael A. Kelso, dated 05/05/2006 and recorded at Instrument Number 20060511-0055199, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Michael A. Kelso, an unmarried man by deed from Phillip B. Davis and wife, Audra A. Davis dated 12/29/1999 and recorded at Instrument Number 20000104-0000878, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
503 Brentlawn Drive, Nashville, TN 37220

SUBJECT TO THE FOLLOWING:

1. 2008 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Final Plat of Plan of Brentwood Hall, Section III, as of record in Book 2133, page 14, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Davidson County DEEDWARR
Recvd: 06/16/08 15:44 2 pgs
Fees:13.00 Taxes:1017.50

20080616-0062038

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. We do covenant with said Grantees that We are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Michael A. Kelso and Susan D. Kelso, Husband and Wife,** have caused this instrument to be executed, this the 12th day of June, 2008.

Michael A. Kelso

Susan D. Kelso

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Michael A. Kelso and Susan D. Kelso, Husband and Wife**, 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.

This the 12 day of June, 2008.

My commission Expires: 10/20/10

NOTARY PUBLIC

