Davidson County DEEDWARR
Recvd: 09/02/08 13:29 3 pgs
Fees:18.00 Taxes:1480.00
20080902-0089617

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
KenMar Ventures, Incorporated 217 The Hollows Court Hendersonville, TN 37075	Same as New Owner	Map 43-9 Parcel 207

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DOROTHY KELLEY, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto KENMAR VENTURES, INCORPORATED, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: BEING the northerly 30 feet of the westerly 115 feet of Lot No. 14 of Block "B" on the Plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 14 fronts 30 feet on the easterly side of Gallatin Pike and runs back between parallel lines, 115 feet to a dead line.

TRACT II: LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot Nos. 14 and 15 of Block "B" on the Map of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County.

SAID part of said Lots fronts 50 feet on the north side of Duling Avenue and runs back between parallel lines, along the westerly line of Lot No. 16 on said plan, 110 feet to the south line of Lot No. 13, and measures 50 feet thereon.

TRACT III: LAND in Davidson County, Tennessee, being the westerly 115 feet of Lots Nos. 14 and 15 of Block "B" on the Plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County.

SAID parts of Lots Nos. 14 and 15 front together 70 feet on the easterly side of the Gallatin Pike, and run back between parallel lines, with the northerly margin of Duling Avenue, 115 feet to a dead line.

BEING the same property conveyed to Odell Kelley and wife, Dorothy Kelley, by deed from John D. Rhoades and wife, Janice Lee B. Rhoades, and Charles O. Payne and wife, Flossie Kelley Payne, of record in Book 3163, page 347, Register's Office for Davidson County, Tennessee. And, the said Odell Kelley died, intestate, on September 15, 2006, survived by his wife, Dorothy Kelley, who became vested with ownership and title to the said property in fee simple.

By her signature hereto, Dorothy Kelley represents and warrants that all debts and obligations owing by Odell Kelley during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 400-402 North Gallatin Road, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors or assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2008, which are a lien, but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEES, when due.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Dorothy H. Kelley
DOROTHY KELLEY

"GRANTEE"

KENMAR VENTURES, INCORPORATED
A Tennessee Corporation

BY: Kent John Turtle
KENT JOHN TURTLE, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY KELLEY, a widow, 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, at office, this the 1st day of September, 2008.

Patsy C. Davison
NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared KENT JOHN TURTLE, with whom I am personally acquainted and who acknowledged himself to be the President of KENMAR VENTURES, INCORPORATED, the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this the 1st day of September, 2008.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Sworn to and subscribed before me, this the 1st day of September, 2008.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE