WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/08 09:04 2 pgs
Fees:13.00 Taxes:493.33
20080916-0094468

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,333.33

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2008

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rickey E. Cavender	SAME	MAP 104-15 PARCEL 369
(NAME)	(NAME)	
309 Summerwood Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HEIRS AT LAW OF DOROTHY E. CAVENDER, DECEASED, BEING Houston Eugene Cavender, a 1/3rd undivided interest, and Royce Franklin Cavender, a 1/6th undivided interest, and Tony L. Cavender, 1/6th undivided interest** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rickey E. Cavender and Terry L. Cavender,** HEREINAFTER CALLED THE GRANTEES, 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 the easterly 66 2/3 feet of the southerly half of Lot No. 22 on the map of Belair, as of record in Book 332, page 6, Register's Office for said County.

Said part of Lot No. 22 fronts 66 2/3 feet on the northerly side of Woodlawn Drive, formerly Belair Avenue, and runs back between parallel lines, 192 feet more or less to the southerly line of the R. M. Heriges property.

BEING the same property conveyed to Houston E. Cavender and wife, Dorothy E. Cavender by deed of record in Book 4042, page 142, Register' Office for Davidson County, Tennessee; and subsequently quitclaimed by Houston E. Cavender unto Dorothy E. Cavender by deeds of record in Book 5652, page 390, and Book 5910, page 60, Register's Office for Davidson County, Tennessee. Dorothy E. Cavender having since died intestate and her ownership interest in and to the aforedescribed property having passed to her heirs at law as set forth in Affidiavit of Heirships of record in Instrument Nos. 20080317-0026403, 20080317-026404, Register's Office for Davidson County, Tennessee, being her husband, Houston Eugene Cavender, a 1/3rd interest, and her four children, Royce Franklin Cavender, Tony L. Cavender, Rickey E. Cavender, and Terry L. Cavender, a 1/6th interest each.

With the execution and recording of this Warranty Deed, the property shall vest in Rickey E. Cavender and Terry L. Cavender, a one half interest each.

Royce F. Cavender and Royce Franklin Cavender are one and the same person.

Houston E. Cavender and Houston Eugene Cavender are one and the same person.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is not the principal residence of the grantors.

This is improved property, known as 2616 Woodlawn Drive, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 9/11/08.

Tony L. Cavender

Houston Eugene Cavender

Royce Franklin Cavender

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Houston Eugene Cavender and Royce Franklin Cavender and Tony L. Cavender the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of September, 2008

Commission expires: 12-21-2011

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.