Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/25/08 09:28 2 pg
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20080925-0097512

39-B
File #08-1276

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Michael Barrett Ward and Rachel D. Ward, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Nicole M. Kendig, unmarried and Krista L. Kendig, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 105 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et. seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants, of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration fo Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Michael Barrett Ward and Rachel D. Ward, husband and wife, by deed from Hillview Village Partnership, a Tennessee general partnership, dated February 29, 2008 of record in Instrument No. 20080303-0020489, Register's Office for Davidson County, Tennessee. Also, being part of the same property conveyed to Hillview Village Partnership, a Tennessee general partnership, by deed dated December 9, 2005 from Sherwood Terrace Apartments, Inc., a Tennessee corporation, of record in Instrument No. 20051212-0149160, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2310 Elliott Avenue #105, Nashville TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 19th day of September, 2008.

Michael Barrett Ward
by David Duckworth, Attorney in Fact

Michael Barrett Ward
By David Duckworth, Attorney in Fact

Rachel D. Ward
by David Duckworth, Attorney in Fact

Rachel D. Ward
By David Duckworth, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 19th day of September , 2008, before me personally appeared David Duckworth, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael Barrett Ward and Rachel D. Ward acknowledged that such person executed the same as the free act and deed of Michael Barrett Ward and Rachel D. Ward.

Notary Public

My commission expires: 5/22/10

ANGELA Y. POSTON-WILKINSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 214,000.00.

Affiant

Sworn and subscribed before me on this the 19th day of September, 2008.

Notary Public

My Commission Expires: May 8, 2012

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Nicole M. Kendig	USAA Federal Savings Bank	105-14-C-105CO
2310 Elliott Avenue #105	10750 McDermott Freeway	
Nashville, TN 37204	San Antonia, TX 78288	