WARRANTY DEED

Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/08/09 10:40 2 pgs
Fees:13.00 Taxes:111.00

20090108-0001983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12/30/08

Notary Public

MY COMMISSION EXPIRES: 06/23/10

(AFFIX SEAL)

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
130 Wilson Pike Circle
BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda L. Kendall	Brenda L. Kendall	093-15-0 329.00
(NAME) 1717 Indian Hills Road	(NAME) 1717 Indian Hills Road	
(ADDRESS) Lebanon, ~~Nashville,~~ TN ~~37220~~ 37087	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Raymond Stanley Bell Jr., married,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenda L. Kendall, unmarried and Tojuana Kendall, unmarried, tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE(S), 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 part of Lot No. Part of lot 9, on the Plan of University Plan of Lots, of record in Book N, Pages 212 and 213 , Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 9 fronts fifty feet on the easterly side of Second Avenue South, formerly South Market Street, and runs back easterly and between parallel lines 188 feet, more or less, to an alley.

And is more definitely described as follows: Beginning at a point in the East margin of said Second Avenue, South 50 feet southerly from an alley; thence easterly and parallel with South line of said alley 188 feet more or less, to an alley; thence with the West line of last named alley southerly 50 feet to a point; thence westerly 188 feet, more or less, to the easterly margin of said Second Avenue South; thence northerly and with the easterly margin of said Second Avenue South 50 feet to the place of beginning.

Being the same property conveyed to J. D. Drake and wife, Mary M. Drake by deed from Leo William Starr, dated March 20, 1925, recorded March 23, 1925, of record in Book 663, Page 185, Register's Office for Davidson County, Tennessee. The said J. D. Drake having predeceased Mary M. Drake. Being the same property devised to Raymond Stanley Bell, Sr., a life estate, then at his death to Raymond Stanley Bell, Jr., with a life estate held by Julia J. Means and Joseph H. Means, by Will from Mary Means Drake, dated April 16, 1971, recorded July 18, 1979, Will Book 127, Page 473, Register's Office for Davidson County, Tennessee. The said Julia J. Means died June 16, 1973 and the said Joseph H. Means died May 23, 1974, thereby extinguishing that life estate. The said Raymond Stanley Bell, Sr. died October 15, 1993, thereby extinguishing life estate, and vesting title in Raymond Stanley Bell, Jr.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 my/our hand(s) this day 12/30/08.

Raymond Stanley Bell Jr.

Carol R. Bell

Carol is signing to convey any and all marital interest she may have in subject property. This is the improved property known as 1032 2nd Avenue South, Nashville, TN 37210.

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Raymond Stanley Bell Jr. and Carol R. Bell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 12/30/08.**

My Commission Expires: MAR 10 2012

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

Please return to
Logos Title & Escrow, LLC
130 Wilson Pike Circle
Brentwood, TN 37027