Davidson County DEEDWARR
Recvd: 02/09/09 16:06 2 pgs
Fees:13.00 Taxes:1198.80
20090209-0011335

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09011023**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $324,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 6th day of February, 2009. J. Brandon Miller Notary Public My Commission Expires: 11-22-10

STATE OF TENNESSEE NOTARY PUBLIC J. BRANDON MILLER DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kelly F. Wendel 4707 Elkins Avenue Nashville TN 37209	Send Tax Bills To: Countrywide Bank, FSB 3011 Armory Drive, Suite 120 Nashville, TN 37204	Tax Information: Tax Parcel ID No. 091-15-345.00

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 of which is hereby acknowledged, **William Yancy Lovelace III, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly F. Wendel, a single person** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 45 FEET OF LOT NO. 606 AND THE EASTERLY 10 FEET OF LOT NO. 608 OF BLOCK 27 ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION OF RECORD IN BOOK 57, PAGE 103, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. SAID PARTS OF SAID LOTS NOS. 606 AND 608 FRONT TOGETHER 55 FEET ON THE SOUTHERLY SIDE OF ELKINS, FORMERLY SECOND AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES 180 FEET TO AN ALLEY. BEING THE SAME PROPERTY CONVEYED TO WILLIAM YANCY LOVELACE, III, UNMARRIED BY WARRANTY DEED FROM TRAVIS SEAY THOMAS AND DONNA GAIL THOMAS, MARRIED, RECORDED ON THE 21ST DAY OF JULY, 2004 IN INSTRUMENT NO. 20040721-0087543, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 4707 Elkins Avenue Nashville TN 37209. This conveyance is subject to all restrictions, easements, and planning documents of record, and current years taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of February, 2009.

William Yancy Lovelace III

William Yancy Lovelace III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Yancy Lovelace III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of February, 2009.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____

