BILL GARRETT, Davidson County
Trans:T20090042387 DEEDWARR
Recvd: 06/24/09 16:09 2 pgs
Fees:13.00 Taxes:18.50

20090624-0058969

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	
W. Michael Kennedy and Nancy C. Kennedy		Map/Parcel - 105-07 424.00
PO BOX 589	SAME	10-20-09
Hendersonville, TN 37077		

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Evelyn L. Brooks, a widowed woman** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **W. Michael Kennedy and wife, Nancy C. Kennedy** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING PART OF LOTS NOS. 10, 11 AND 12 IN J.W. HAMILTON'S SUBDIVISION OF PART OF THE NELSON PROPERTY AS PER PLAN ON PAGE 101 OF THE CHANCERY COURT PLAN BOOK #1, DAVIDSON COUNTY, TENNESSEE.

BEGINNING IN THE WEST SIDE OF MARKET STREET, NOW SECOND AVENUE SOUTH, THE SOUTHWEST CORNER OF SOUTH MARKET STREET AND TUTWEILER AVENUE RUNNING THENCE ALONG THE WESTERN SIDE OF MARKET STREET, SOUTH SIX AND ONE-TENTH (6-1/10) FEET TO THE SOUTH LINE OF SAID LOT #12, THENCE WEST ALONG THE SOUTH LINE OF LOT #12, ONE HUNDRED AND THIRTY (130) FEET TO THE EAST LINE OF AN ALLEY, THENCE ALONG THE EAST LINE OF SAID ALLEY NORTH ABOUT ONE HUNDRED (100) FEET TO THE SOUTH LINE OF TUTWEILER AVENUE, THENCE ALONG THE SOUTH LINE OF TUTWEILER AVENUE EAST TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FRANK FITZGERALD FROM B. RICH BY INSTALLMENT DEED OF RECORD IN BOOK 1415 PAGE 43, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TITLE WAS VESTED TO EVELYN L. BROOKS PURSUANT TO THE DEATH OF FRANK FITZGERALD OF RECORD IN 1415, PAGE 43, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO EVELYN L. BROOKS BY ORDER OF DEFAULT JUDGEMENT RECORDED ON JUNE 12, 2009, IN INSTRUMENT NUMBER 20090612-0054725 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following:

1. Taxes for the year 2009, which have been prorated, the payment of which is assumed by Grantee.

This is unimproved property commonly known as: 1277 2nd Avenue South, Nashville, TN 37210

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is ~~$5,000.00~~

Affiant

Subscribed and sworn to before me this 24th day of June, 2009

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, ther heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of June, 2009.

Evelyn L. Brooks

Evelyn L. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2009, before me personally appeared Evelyn L. Brooks to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY