WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

X _____
Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2009.

_____
Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

ADAM LACEY NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

G-VRES-09-2506

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy F. Netsch	Synovus Mortgage Corporation	
2506 Essex Place	(NAME) 2204 Lakeshore Drive, Suite 325	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Birmingham, AL 35209	104-11-259.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PHILIP C. KENDALL AND WIFE, MARIAN SUE KENDALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY F. NETSCH AND ELIZABETH W. NETSCH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 94 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, OF RECORD IN BOOK 421, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 94 FRONTS 60 FEET ON THE NORTHERLY MARGIN OF ESSEX PLACE, FORMERLY ESSEX AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 215 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO PHILIP C. KENDALL AND WIFE, MARIAN SUE KENDALL, BY WARRANTY DEED FROM DON M. WILKES AND WIFE, JANE ELIZABETH WILKES, RECORDED ON THE 1ST DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060901-0108716, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 421, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2506 Essex Place, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20090049402 DEEDWARR
Recvd: 07/22/09 10:32 2 pgs
Fees: 13.00 Taxes: 1313.50
20090722-0068689

Witness my/our hand(s) this 15th day of July, 2009.

Philip C. Kendall

Marian Sue Kendall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip C. Kendall and Marian Sue Kendall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of July, 2009.

Notary Public

My Commission Expires:

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DIONNE A. BREEDY, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires June 5, 2013

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903