WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Robert M. Stinnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 2010.

Notary Public

MY COMMISSION EXPIRES: 7-18-2012
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. JUDY FRAYNES

B-ZM-10-3106

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ROBERT M. STINNETT (NAME)	**Avenue Bank** (NAME)	
3106 CROSSWOOD DRIVE (ADDRESS)	**3823 Cleghorn Avenue** (ADDRESS)	**09610002300**
NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	**Nashville, TN 37215** (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 **JUDY GAIL FRYE (2/3) and RONALD A. KENDALL (1/3),** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT M. STINNETT, AN UNMARRIED PERSON,** 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. 501 ON THE PLAN OF CLOVERHILL, SECTION NO. VIII, OF RECORD IN PLAT BOOK 2331, PAGES 10 AND 11, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ADDIS KENDALL AND WIFE, LILLIE MAI KENDALL BY DEED FROM ELMER D. FORRESTER AND WIFE, MARGARET KAY FORRESTER OF RECORD IN BOOK 3868, PAGE 601 ON 03/03/1965 AND FILED FOR RECORD ON 03/10/1965, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THE SAID ADDIS KENDALL PREDECEASED LILLIE MAI KENDALL ON MAY 6, 1996. THE SAID LILLIE MAI KENDALL DIED ON AUGUST 24, 2009. BEING THE SAME PROPERTY CONVEYED BY LAST WILL AND TESTAMENT TO JUDY GAIL FRYE (2/3) AND RONALD A. KENDALL (1/3) AS OF RECORD IN DOCKET NO. 09P-1707, SEVENTH CIRCUIT COURT PROBATE DIVISION OF DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTORS, JUDY GAIL FRYE AND RONALD A. KENDALL.

BILL GARRETT, Davidson County
Trans:T20100030801 DEEDWARR
Recvd: 05/21/10 13:49 2 pgs
Fees:13.00 Taxes:336.70

20100521-0039407

This is
( ) unimproved
(X) improved
property known as **3106 CROSSWOOD DR NASHVILLE, Tennessee 37214**
(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.

Witness my/our hand(s) this 12th day of May 2010.

JUDY GAIL FRYE

RONALD A. KENDALL

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDY GAIL FRYE and RONALD A. 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 12th day of May, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212