THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Howard E. Tillman, and wife Mary E. Tillman 98 S. Graycroft Ave Madison, TN 37115	Same as New Owner	042100050.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, J. C. KENDALL and LINDA FAYE KENDALL, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto HOWARD E. TILLMAN and wife MARY E. TILLMAN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of the Head Subdivision, Section I, as of record in Book 1835, Page 100, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, a common corner of Lot No. 1 and a strip marked "Reserved for Future Development"; thence with the line between Lot No. 1 and said reserved strip, southerly 84.15 feet to a point; thence easterly 300 feet to a point; thence northerly 149.5 feet to a point; thence around a curve to a point in the southerly margin of Old Hickory Boulevard; thence with said margin southwesterly 230.36 feet; southerly 5.0 feet; and southwesterly 42.5 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that portion of the said property which became vested in the State of Tennessee by a Final Judgment in an eminent domain suit filed for record in Book 5765 Page 204 Register's Office for Davidson County, Tennessee, to which Final Decree reference is hereby made for a more description of the said property.

Being the same property conveyed to J. C. Kendall and wife Lillie Mae Kendall by Warranty Deed from Bennie Cullom Head and wife Prudie Mae Head of record in Book 4112, Page 249, in the Register's Office for Davidson County, Tennessee. The said J. C. Kendall and Lillie Mae Kendall a/k/a Lillie Mai Kendall were thereafter divorced and pursuant to an Order entered in the First Circuit Court for Davidson County, Tennessee on April 24, 1984, Docket # 81D-1782, the above described property was awarded to J. C. Kendall and Lillie Mai Kendall as tenants in common, with a life estate reserved for Lillie Mae Kendall, said Order being filed for record in Book 6282, Page 45, said Register's Office. Thereafter, Lillie Mai Kendall died testate on May 30, 2007, and by the terms of her Last Will and Testament, filed for probate in the 7th Circuit Court for Davidson County, Tennessee, on May 29, 2008, her interest in the said property became vested in her daughter, Linda Faye Kendall. And, by an Order entered in the Chancery Court for Davidson County, Tennessee, in the case of Linda Faye Kendall and the Estate of Lillie Kendall v. J. C. Kendall Docket #08-73-11 on May 20, 2008, J. C. Kendall Kendall was divested of his interest in the said property and the said interest was vested in Linda Kendall. However, an Order entered in the above matter and filed for record as Instrument No. 20090522-0047618, ruled that the foregoing order was void, set aside the said deed and vested the property in J. C. Kendall and Linda Faye Kendall. Pursuant to the Order and Amended Order filed in the said case, a certified copy of which is attached as Exhibit A to this deed, the property was sold at auction and the proceeds paid according to the dictates of that Order.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

BILL GARRETT, Davidson County
Trans:T20110010758 DEEDWARR
Recvd: 02/22/11 14:02 4 pgs
Fees:23.00 Taxes:199.80
20110222-0014503

The current mailing address for said property is 98 S. GRAYCROFT ROAD, MADISON, TN 37115.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2011, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of Record in Book 1835 , page 100, said Register's Office.

3. Subject to a Final Judgment for condemnation of a part of the described property filed for record in Book 5765, Page 204, Register's Office for Davidson County, Tennessee.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

J. C. KENDALL

LINDA FAYE KENDALL

"GRANTEES"

HOWARD E. TILLMAN

MARY E. TILLMAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. C. KENDALL, LINDA FAYE KENDALL, HOWARD E. TILLMAN AND MARY E. TILLMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 22nd day of February, 2011.

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires 8/20/13

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $54,000.00.

Affiant

Sworn to and subscribed before me, this the 22nd day of February, 2011.

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires 8/20/13

Exhibit A

RECEIVED
JAN 20 2011
Davidson Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

FILED
2011 JAN 26 PM 1:36

IN RE: 98 GRAYCROFT ROAD, MADISON, TENNESSEE.	
LINDA FAYE KENDALL, and ESTATE OF LILLIE KENDALL,	
Petitioners,	**Docket No. 08-73-II**
v.	
J.C. KENDALL,	
Respondent.	

AMENDED ORDER

It appearing to the court, as evidenced by the signatures below of the attorneys for the parties, that the Order from the hearing on December 3, 2010 granting the sale of the 98 Graycroft Road property should be altered, amended, and modified by making the changes set forth below:

1. That the net proceeds paid to the court after deductions for the advertising expenses not exceeding $2,500 and a 6% commission shall also include deductions for all other necessary costs of closing including title insurance, closing attorney fees, document preparation and any other such necessary expenses and one-half of the net proceeds paid to J.C. Kendall and that the one-half net proceeds for Linda Kendall be paid to the Chancery Court Clerk.

Enter this _____ day of January, 2011.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE,
THIS 10th DAY OF Feb 2011
CRISTI SCOTT, CLERK & MASTER
BY B Welch
DEPUTY

Carol L McCoy
CAROL McCOY, CHANCELLOR

APPROVED FOR ENTRY:

Ronald K Nevin
RONALD K. NEVIN, BPR # 3463
Attorney for Petitioner
404 James Robertson Pkwy, Ste. 1850
Nashville, Tennessee 37219
T: 615/244-7708
F: 615/244-9685

A Scott Derrick by RKN
A. Scott Derrick, BPR # 6620
Attorney for Respondent
Gullet, Sanford, Robinson, & Martin, PLLC
315 Deaderick St., Ste. 1100
Nashville, TN 37219
T: 615/244-4994
F: 615/256-6339

CERTIFICATE OF SERVICE

I, RONALD K. NEVIN, do hereby certify that a true and exact copy of the foregoing was mailed, postage prepaid to Connie Lynn Reguli, Esq., 1620 Westgate Circle, Suite 150, Brentwood, TN 37027 this 20th day of January, 2011.

Ronald K Nevin
RONALD K. NEVIN