THIS INSTRUMENT PREPARED BY:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
JAMES A. KENNEDY et ux	Mort.Corp.South	Map 53-12
3004 Lakeshore Dr.	Box 10726	Par. 158
Old Hickory, TN 37138	Birmingham, AL 35202	

WARRANTY DEED BOOK 6070 PAGE 920

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN T. GWIN and wife, PATRICIA M. GWIN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES A. KENNEDY and wife, MARY E. KENNEDY, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 6 on the Plan of Ramsey Elizer Resubdivision, as of record in Book 2083, page 5, Register's Office for said County, and described as follows:
>
> Beginning at a point in the southwesterly margin of Pitts Avenue, at the corner of Lot Nos. 5 and 6; thence with the line between said lots, southwesterly 150 feet to a corner of Lot No. 7; thence with the line between Nos. 6 and 7, southeasterly 74.5 feet to the northwesterly margin of 32nd Street; thence with the margin of same, northeasterly 130 feet to the beginning of a curve; thence around said curve, northerly 31.4 feet to the westerly margin of Pitts Avenue; thence with the margin of the same, northwesterly 54.5 feet to the point of beginning.
>
> Being the same property conveyed to John T. Gwin and wife, Patricia M. Gwin, by deed dated June 14, 1977, from Brenda K. Sawvell (now Robinson) and husband, Dean Robinson, as of record in Book 5159, page 376, Register's Office for Davidson County, Tennessee.

This is improved property known as 3004 Lakeshore Drive, Old Hickory, Tennessee 37138

Grantees herein assume and promise to pay a first mortgage indebtedness as of record in Book 5159, page 378, said Register's Office. The escrow account as it relates to this property is hereby transferred to Grantees, as is the hazard insurance.

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 do covenant with the said Grantees that we are lawfully seized and possesed 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 Grantees, 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 our hands this 31st day of May, 1983.

JOHN T. GWIN

PATRICIA M. GWIN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN T. GWIN and wife, PATRICIA M. GWIN, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 31st day of May, 1983.

NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $42,200.00.

AFFIANT

Subscribed and sworn to before me this 31st day of May, 1983.

NOTARY PUBLIC

My Commission Expires: 10/12/86

RUSH

H 5.2 5 4 3

IDENTIF. REFERENCE

JUN 7 11 47 AM '83

FEE $ 2.00 REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6070 PAGE 922

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			4[illegible].00- CO	
			109.72 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 116.22-	
			3202A06/07/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 2 5 4 3

IDENTIF. REFERENCE

JUN 7 11 56 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 954532