This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

BOOK 6499 PAGE 919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

W. Michael Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF February, 19 85

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. MICHAEL KENNEDY, et ux (NAME)	MORTGAGE TRUST COMPANY (NAME)	51-1
412 Port Drive (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road (STREET ADDRESS)	32
Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	11D 11090

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CARSON L. MANNING, JR. and wife, PATRICIA H. MANNING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. MICHAEL KENNEDY and wife, NANCY C. 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 Tract 3 on the unrecorded Plan of the Gammel Property, described according to a survey made by John Kohl & Company, dated January 25, 1985, as follows:

Beginning at a point in the westerly margin of Port Drive at the corner of Tracts No. 2 & 3; being the southeast corner of the property conveyed to William True by deed of record in Book 3576, page 454, Register's Office; thence with True's southerly line, North 66° 55' West 147.6 feet to a point; thence South 5° 16' West 184 feet to the northwest corner of a Reserved Tract; thence with the northerly margin of said Tract, South 66° 55' East 91.3 feet to a point in the westerly margin of Port Drive; thence with the margin of the same, North 23° 05' East 175.2 feet to the point of beginning, containing 0.48 acre more or less.

Being the same property conveyed to Carson L. Manning, Jr. and wife, Patricia H. Manning, by deed from Zeke C. Gammel and wife, Marion T. Gammel, of record in Book 3787, page 301, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 412 Port Drive, Madison, Tennessee 37115
(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 GRANTEES, their heirs and assigns, forever; and we 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 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 hand s this 25th day of February, 19 85

Carson L. Manning, Jr.
CARSON L. MANNING, JR.

Patricia H. Manning
PATRICIA H. MANNING

02/27 801.50- CHECK
4190

BOOK 6499 PAGE 920

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carson L. Manning, Jr. and Patricia H. Manning

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of February, 1985.

Commission Expires October 19, 1986

Jane L. Dunn, Notary Public.

STATE OF _____

_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon his oath / their several oaths acknowledged himself / themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he / they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____, Tennessee. on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

I-85568

IDENTIF. REFERENCE

FEB 27 8 58 AM '85

FEE $ REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6499 PAGE 921

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

75000.00- CAMT.
195.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 201.50-
4|90A02/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 5 5 6 8

IDENTIF. REFERENCE

FEB 27 8 39 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 111498