THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
James P. Kennedy
2308 Belmont Boulevard
Nashville, TN 37212

SEND TAX BILLS TO:
Singleton Mortgage Corporation
6263 Poplar Avenue, Suite 100
Memphis, TN 38119

MAP-PARCEL NUMBERS:
MAP 104-16
PARCEL 376
22W-17315

BOOK 6562 PAGE 114

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Terri D. Callins and Kimberly A. Marks, joint tenants with right of survivorship, both single women, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James P. Kennedy and wife, Patricia Prince Kennedy hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 120 on the plan of Belmont Land Co.'s Plan, of record in Book 421, page 34, Register's Office for said County.

SAID part of Lot No. 120 fronts 50 feet on the northeasterly margin of Belmont Boulevard and extends back 170 feet on the northwesterly line and 180 feet on the southeasterly line to an alley in the rear, measuring 79 feet thereon.

BEING the same property conveyed to Terri D. Callins and Kimberly A. Marks, joint tenants with right of survivorship, both single women, by deed from Emma Dean Swift and husband, Perry J. Swift of record in Book 6201, page 708, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Terri D. Callins and Kimberly A. Marks by Alice M. Moore as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 2308 Belmont Boulevard, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of May, 19 85.

Kimberly A. Marks
BY: Alice M. Moore
Attorney in Fact

Terri D. Callins
BY: Alice M. Moore
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19__, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6562 PAGE 115

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 80,900.00.

James P. Kennedy
Affiant

Subscribed and sworn to before me, this the 17th day of May, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

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 Alice M. Moore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Terri D. Callins and Kimberly A. Marks as their Attorney in Fact as the free act and deed of the within named Terri D. Callins and Kimberly A. Marks.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of May, 1985.

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: Nov 1, 1987

WARRANTY DEED

from:
Terri D. Callins and Kimberly A. Marks, both unmarried

to:
James P. Kennedy

return to box 8 jcb
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23504

BOOK 6562 PAGE 116

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Alice M. Moore

Alice M. Moore

Sworn to and subscribed before me this 17th day of May, 19 85.

Notary Public

My Commission Expires: Nov 4 1987

NOTARY PUBLIC AT LARGE

J0654 1

IDENTIF. REFERENCE

MAY 21 1 23 PM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6562 PG 117

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

80900.00- CAMT.
210.34 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 219.84-
0166A05/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 6 5 4. I

IDENTIF. REFERENCE

MAY 21 1 23 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 136795