PREPARED BY:
Fred E. Cowden, Jr.
323 Union Street
Nashville, TN 37201
615/255-7496

BOOK 6755 PAGE 392

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Helen Louise Kennedy 1841 Laurel Ridge Dr. Nashville, TN 37215	Same	Map 93-15 Parcels 287 & 288

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Elm Hill Development Corporation, a Tennessee corporation, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Helen Louise Kennedy, hereinafter called the grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I: Land in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 39 on Issac Paul's Elysian Grove Plan of Lots, as of record in Plan Book 1, Page 134, County Court for Davidson County, Tennessee.

Said part of Lot No. 39 fronts 40 feet on the easterly side of Third Avenue South, formerly College Street, and runs back between parallel lines, with the northerly margin of Cameron Avenue, 135 feet, more or less, to an alley.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 40 in Isaac Paul's Elysian Grove Plan of Lots, which plan is of record in Plan Book 1, Page 134, of the Chancery Court at Nashville, Tennessee.

Said Lot No. 40 fronts 50 feet on the easterly side of Third Avenue South (formerly College Street) and extends back easterly, between parallel lines, 138 feet, more or less, to an alley in the rear.

Being the same property conveyed to Elm Hill Development Corporation by deed of record in Book 5248, page 516, Register's Office for Davidson County, Tennessee.

The grantor is advised by the Planning Commission of the Metropolitan Government for Nashville and Davidson County, Tennessee, that the property is presently zoned "Commercial-General."

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, her heirs and assigns, forever; and we do covenant with the said grantee 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, her 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 hand this 1st day of January, 1986.

ELM HILL DEVELOPMENT CORPORATION

By: Larry M. Bush

Title: SECRETARY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6755 PAGE 393

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Larry M. Bendle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of Elm Hill Development Corporation, the within named bargainor, a corporation, and that he, as such officer, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of January, 1986.

Lois H. Moore
Notary Public
My Commission expires: 1-28-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $33,000.

Helen Lowrie Kennedy
Affiant

Sworn to and subscribed before me this 1st day of January, 1986.

Lois H. Moore
Notary Public
My Commission expires:

6 6 1 6 0

IDENTIFICATION REFERENCE

JAN 3 3 53 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6755 PAGE 394

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

30000.00- CAPT.
05.00 CSTAX
.50 PRFE
6.00 WDEE
CHECK 98.50-
2674A01/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66160

IDENTIFICATION REFERENCE

JAN 3 3 54 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 207508