BOOK 7086 PAGE 90 Box 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Howard Kennedy, unmarried 3507 Nolensville Road Nashville, Tennessee	Howard Kennedy 2713 Mashburn Rd Nashville, Tenn 37210	133-06 8 WA 36662

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James E. Finley and wife, Ruby Finley,** have bargained and sold, and by these presents do transfer and convey unto the said **Howard Kennedy, unmarried,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the easterly 85 feet of lot No.14 on the Plan of Sunrise Heights, First Addition, as of record in Book 421, Page 2, Register's Office for said County.

SAID part of Lot No. 14 fronts 50' on the westerly side of the Nolensville Road and runs back between parallel lines, 85' to a dead line. There is included but excluded from the above described property a strip of land extending from Survey Station 454 / 74 at the boundary line of the lands of Schutts to Station 455 / 24 at the boundary line of the lands of Coleman 50' long, and bounded on the sides as follows: On the north by lands of Coleman, on the south by the lands of Schutts, on the east by the present highway, and on the west by a line west of, parallel to and 40' from the center line of said proposed highway as staked out; containing 500 square feet, conveyed to the State of Tennessee by deed from E. A. Farley and wife, Ethel Farley of record in Book 2021, Page 355, Register's Office for said County.

BEING the same property conveyed to James E. Finely and wife, Ruby Finley by deed from Paul Crick and wife, Lou Ellen Crick of record in Book 2141, Page 11, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **3507 Nolensville Road, Nashville, Tennessee.**

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.

Whenever 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 24 day of December, 1986.

James E. Finley
James E. Finley

Ruby Finley
Ruby Finley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James E. Finley and wife, Ruby Finley**, the bargainor(s), 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 and official seal at Nashville, Tennessee, this 24 day of December, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $46,000.00

Howard Kennedy
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF December, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

7 7 7 3 0

IDENTIFICATION REFERENCE

Dec 30 2 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

RECEIVED OF _____

FOR _____

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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

40[illegible].00- CAMT.
112.00 CSTAX
.50 PRFE[illegible]
6.00 WD[illegible]
CHECK 118.50-
240DA 12/30/86 BA[illegible] .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.7.3.0.

IDENTIFICATION REFERENCE

DEC 30 2 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No28085