FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES:

EBK 12

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Jeffrey D. Zola
1015 Woodmont Blvd.
Nashville, TN 37204

MORTGAGEE:
Metropolitan Federal Savings & Loan Association

MAP-PARCEL NUMBERS:
MAP 118-9
PARCEL 66
16DA-03425

WARRANTY DEED

BOOK 7982 PAGE 953

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, JAMES P. KENNEDY and wife, PATRICIA P. KENNEDY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JEFFREY D. ZOLA and wife, JENNIFER S. ZOLA

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:

BEING Lot No. 34 on the unrecorded map of the Subdivision known as Leonte, and described as follows:

BEGINNING at a point in the southerly margin of Woodmont Avenue or Boulevard, 600 feet east of the easterly margin of Granny White Pike, at the common corner of Lots No. 33 and 34; thence with the line between said lots, southerly 194 feet to the common corner of said Lots and of Lots 49 and 50; thence with the line between Lots 34 and 49, easterly 100 feet to the common corner of Lots Nos. 48, 49, 34, and 35; thence with the line between Lots Nos. 34 and 35, northerly 192 feet to the southerly margin of Woodmont Avenue or Boulevard; thence with the margin of the same, westerly 100 feet to the point of beginning.

BEING the same property conveyed to James P. Kennedy, unmarried by deed from Jerry P. Cason and wife, Lois E. Cason of record in Book 6006, page 535, Register's Office for Davidson County, Tennessee.

This is (un)improved property, known as 1015 Woodmont Boulevard, Nashville, TN 37204.

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 10th day of November, 1989.

James P. Kennedy
James P. Kennedy

Patricia P. Kennedy
Patricia P. Kennedy

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of November, 1989, before me personally appeared James P. Kennedy and Patricia P. Kennedy, 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/she/they executed the same as their free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7982 PAGE 954

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__.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 133,000.00 .

_____
Affiant

Subscribed and sworn to before me, this the 10th day of November, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

WARRANTY DEED

from:

JAMES P. KENNEDY AND WIFE,
PATRICIA P. KENNEDY

to:

JEFFREY D. ZOLA AND WIFE,
JENNIFER S. ZOLA

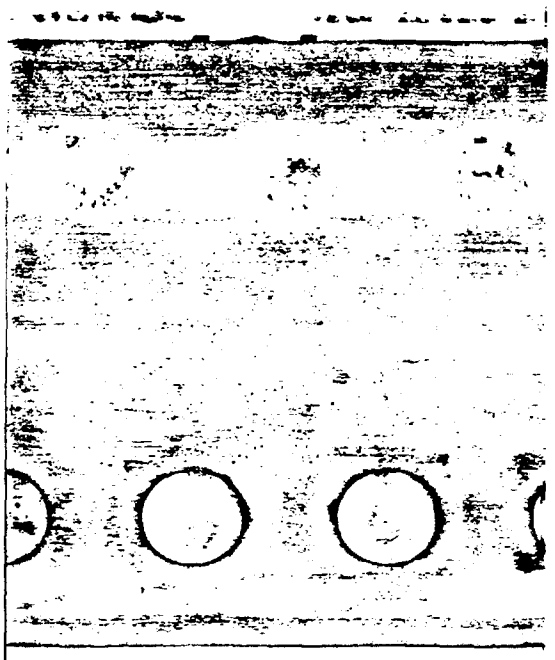
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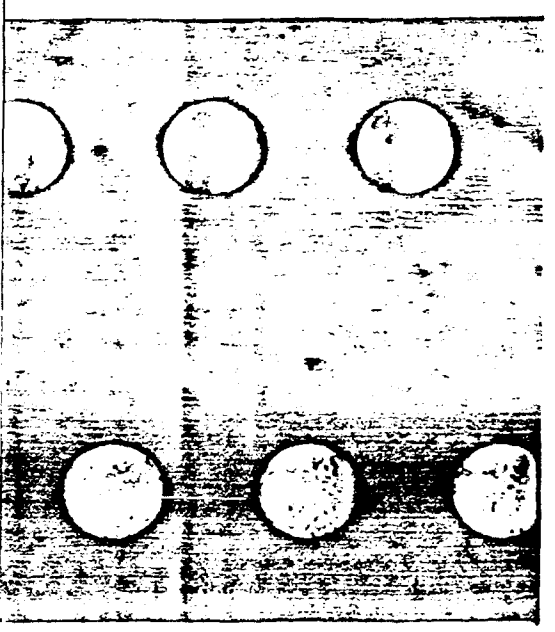
WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

IDENTIFICATION REFERENCE

0 1 5 8 0





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7982 PAGE 955

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 133000.00
CON TX 438.90
PRFEE 1.00
WDEED 6.00
TOTAL 445.90
CHECK 445.90

11/13/89 01 16:12 0001 3855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8158U

IDENTIF. REFERENCE

Nov 13 4 14 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 266695