Box 1

BOOK 8187 PAGE 994

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| W. Michael Kennedy<br>1128 Emily Court<br>Goodlettsville, TN 37072 | Same | Map 53-3<br>Parcel 120 |

FOR AND IN CONSIDERATION of the sum of Ten ($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;

I, Peggy Joyce Thomas, sole heir at law of Lula T. Mercer, deceased,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

W. Michael Kennedy and wife, Nancy C. Kennedy

hereinafter called the Grantee(s), their 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 Lot No. 120 of Section "C" on the Plan of E. I. duPont de Nemours and Company's Subdivision, as of record in Book 1424, page 66, Register's Office for said County.

Said Lot No. 120 fronts 57 feet on the westerly side of Elliston Street and extends back 60.1 feet on the northerly line and 60.2 feet on the southerly line to a dead line, measuring 57 feet thereon.

Being the same property conveyed to Charlie E. Mercer and wife, Lula T. Mercer by deed from E. I. du Pont de Nemours and Company of record in Book 2012, page 142, Register's Office for Davidson County, Tennessee. The said Charlie E. Mercer having died in 1966 and Lula T. Mercer having since died December 1, 1989, and Peggy Joyce Thomas being her sole heir at law.

Taxes for the year 1990 are prorated and assumed by the Grantee herein.

unimproved ( )
This is improved (x) property, known as 1404 Elliston St., Old Hickory, TN

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 assigns, to warrant and defend title 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 31st day of August, 1990.

Peggy Joyce Thomas
PEGGY JOYCE THOMAS

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy Joyce Thomas, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1990.

My Commission Expires:

7-24-93

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $31,000.00.

H. Michael Kennedy
AFFIANT

Subscribed and sworn to before me this 31st day of August, 1990.

My Commission Expires:

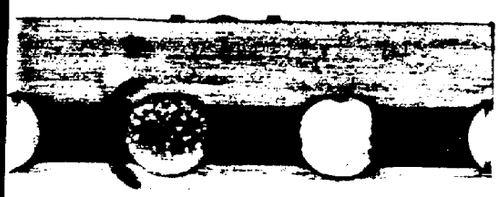
7-24-93

Phyllis Keenan
NOTARY PUBLIC

5501 09/04 0101 03CHECK 109.30

5439

SEP 4 11 32 AM '90



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8187 PAGE 996

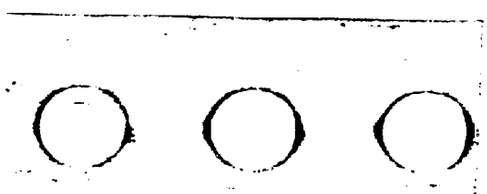


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

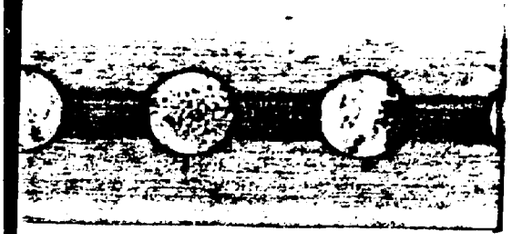
| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|



MAMT 31000.00
ERR CO
MAMT 31000.00-
CAMT 31000.00
CON TX 102.30
PRFEE 1.00
WDEED 6.00
TOTAL 109.30
CHECK 109.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/04/90 01 11:34 0001 5501



54439

SEP 4 11 32 AM '90

No. 352194