WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $26,900.00.

Brenda J Kennedy
Affiant

Sworn to and subscribed before me this 19 day of Feb, 19 91.

June B Kirkland
Notary Public

My Commission Expires: 5-23-94

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FEB 19 11 41 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE

93570

Address - New Owner:	Send tax bills to:
Brenda J. Kennedy 3007 Old Hickory Blvd Old Hickory, TN 37138	Same
Map - Parcel Number: Map 53-12, Parcel 218 2W10158	PREPARED BY 7705 02/19 0101 03CHECK 95.77 919 - 50TH AVE NO. NTVILLE 37209

FOR AND CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Swinney Family Trust, hereinafter called the grantor, has bargained and sold, and by these presents do transfer and convey unto Brenda J. Kennedy, hereinafter called the grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lots 12 and 13 of Block 6 on the plan of Dabbs & Elliott Subdivision No. 1, as of record in Plat Book 547, page 97, Register's Office for Davidson County, Tennessee, and described according to a survey by R. L. Montonya Land Surveying, dated May 20, 1985, as follows:

BEGINNING at the intersection of the northly margin of Old Hickory Boulevard as widened and the westerly margin of 32nd Street; thence, along said northerly margin North 46 degrees 14 minutes 43 seconds West 112.0 feet to a point, this being the point of beginning for this described tract; thense, continuing with said northerly margin North 46 degrees 14 minutes 43 seconds West 29.23 feet to a point; thence, along the west line of this tract North 43 degrees 56 minutes 31 seconds East 120.0 feet to a point in the southerly margin of a 10 foot alley; thence, with said southerly margin South 46 degrees 14 minutes 43 seconds East 28.94 feet to a point, said point being 112 feet from the westerly margin of 32nd Street; thence, along the easterly line of this tract South 43 degrees 48 minutes 16 seconds West 120.0 feet to a point of beginning containing 3,490 square feet.

BEING the same property conveyed to Swinney Family Trust by deed from Marion Vance of record in Book 8159, Page 528, Register's Office for said County.

This is improved property known as 3007 Hadley Avenue, Old Hickory, Tennessee 37138

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 heir 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 19 day of FEB, 19 91.

SWINNEY FAMILY TRUST

SWINNEY FAMILY TRUST Wm. A. Swinney, Trustee

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

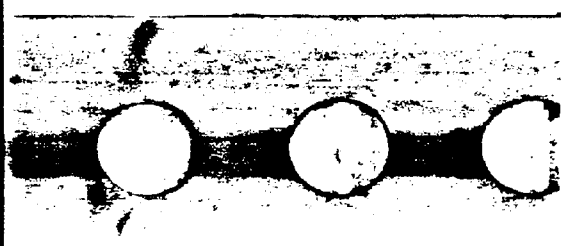
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A. SWINNEY, TRUSTEE, SWINNEY FAMILY TRUST, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 19 day of Feb, 1991

Jean B Burkhead

NOTARY PUBLIC

My Commission Expires: 5-23-94



OFFICIAL RECEIPT

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

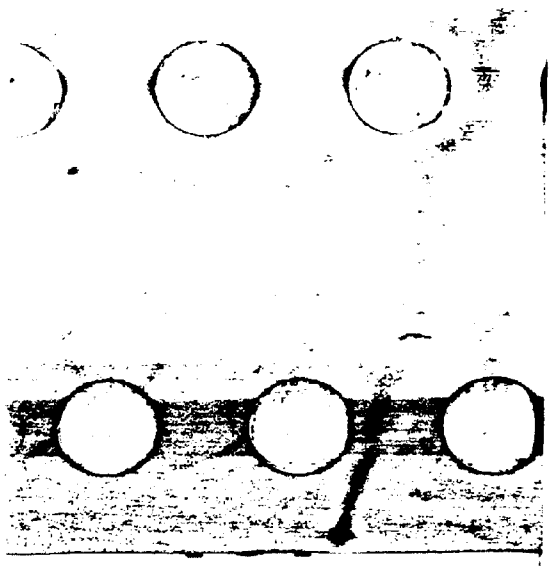
RECEIVED OF _____

FOR _____

BOOK 8294 PAGE 564

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	26900.00
CON TX	88.77
PRFEE	1.00
MTGFEE	6.00
TOTAL	95.77
CHECK	95.77

02/19/91 01 11:38 0001 7705

93570

IDENTIF. †REFERENCE

FEB 19 11 41 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 397982