WARRANTY DEED

BOOK 8294 PAGE 565

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Brenda J. Kennedy
Affiant

Sworn to and subscribed before me this 19 day of Feb, 1991.

Notary Public

My Commission Expires: 5-23-94

FEB 19 11 45 AM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

93571

This instrument prepared by:

Wm A. Owens, Attorney, 919 50th Avenue North, Nashville, Tennessee 37209

Address - New Owner:	Send tax bills to:
Brenda J. Kennedy	Same
3007 Old Hickory Blvd	
Old Hickory, TN 37138	

Map - Parcel Number:

Map 91-11, Parcel 277

FB #12W49625

7706 02/19 0101 03CHECK 73.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, 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 does transfer and convey unto BRENDA J. KENNEDY, hereinafter called grantee, her successors 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 Nos. 24 and 26 of Block 97 on Plan 1 of West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 24 and 26 front together 50 feet on the westerly side of 49th Avenue North, formerly 8th Street, and run back between parallel lines with the southerly margin of Georgia Avenue, 160 feet to an alley.

Being the same property conveyed to The Swinney Family Trust by deed from Ednelia Mai Manning of record in Book 8213, page 900, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of said Register's Office.

The above property is not the place of principal residence of the grantor herein.

This is improved property known as 611 49th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her successors and assigns forever; and I do covenant with the said grantee that I am lawfully seised and possessed of said land in fee simple, have a good right to convey it, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, her successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19 day of FEB., 19 91.

THE SWINNEY FAMILY TRUST
THE SWINNEY FAMILY TRUST Wm A Swinney, Trustee

BOOK 8294 PAGE 566

STATE OF TENNESSEE

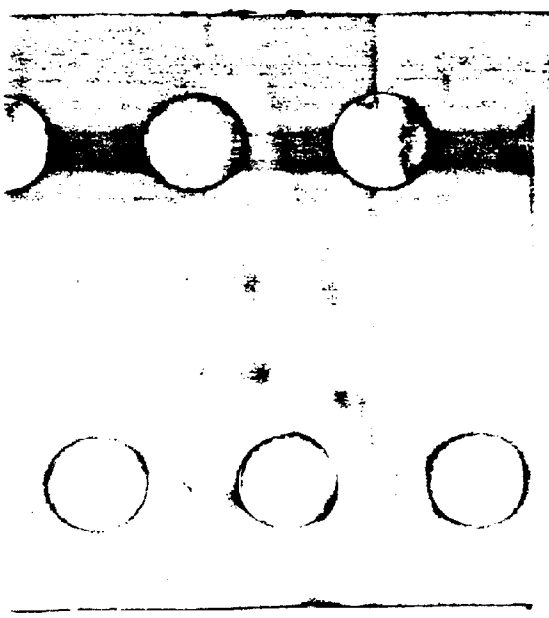
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A. SWINNEY, TRUSTEE, THE 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, 19 91.

James B Holland
NOTARY PUBLIC

My Commission Expires: 5-23-94



OFFICIAL RECEIPT

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

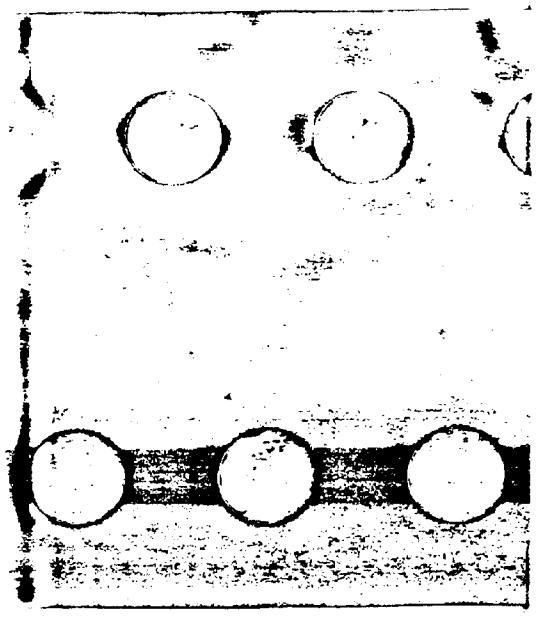
RECEIVED OF _____

FOR _____

BOOK 8294 PAGE 567

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



0.(

CONT

CONT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	0.00
CAMT	20000.00
CON TX	66.00
PRFEE	1.00
WDEED	6.00
TOTAL	73.00
CHECK	73.00

02/19/91 01 11:42 0001 7706

93571

IDENTIF. TREFERENCE

FEB 19 11 45 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 397983