This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX
#52

# WARRANTY DEED

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| *ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Billie Jo Kennedy | ~~Dominion Bank~~ Mr & Mrs. Daniel P. Kennedy | 160-7-26 |
| (NAME) 740 Hill Road | (NAME) 216 Glenstone Circle | |
| (STREET ADDRESS OR ROUTE NUMBER) Brentwood, TN 37027 | (STREET ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100---------- ($10.00) ---------- *Dollars.*

Cash in hand paid by Billie Jo Kennedy and husband, Daniel P. Kennedy and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

[illegible] 149.75

Virginia Pack Lisella, an unmarried person

*have this day bargained and sold, and do hereby transfer and convey unto the said* Billie Jo Kennedy and husband, Daniel P. Kennedy *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being a tract or parcel of land lying in the First Civil District, Davidson County, Tennessee, Being Located on the northerly side of Hill Road, East of Overton Road and being more particularly described as follows:

Beginning at an iron pin set on the northerly right of way of Hill Road, said iron pin being located approximately 1018 feet, more or less west of Overton Road and being the southeasterly corner of the herein described tract; thence continuing with said right of way N 85 deg. 00' 00" W, 145.60 feet to an iron pin set, being the southwesterly corner of the herein described tract; thence leaving aforesaid right of way N 5 deg. 16' 28" E, 472.17 feet to an iron pin set near the southerly side of a creek and being the northwesterly corner of the herein described tract; thence S 42 deg. 57' 27" E, 131.45 feet to a point in said creek; thence continuing with the creek, leaving and then crossing creek again S 7 deg. 24' 11" E, 216.70 feet to an iron pin set, Being located on the southerly side of creek; thence, S 5 deg. 16' 28" W, 172.50 feet to the point of beginning and containing 1.267 acres, more or less, according to a Survey made by John Kohl and Company, P.C. Registered Land Surveyor No. 100 dated August 6, 1991.

Being part of the same property conveyed to Virginia Pack Lisella by Quitclaim Deed from Richard S. Lisella of record in Book 8171, page 308, Register's Office for Davidson County, Tennessee.

-continued-

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
*The actual consideration or value whichever is greater for this transfer is $* 37,500.00

*Subscribed and sworn to before me this the* 7th *day of* August 19 91

*Affiant*

*Notary Public* Judy A. Lehman

*My Commission expires:* 5/19/91 *(Affix Seal)*

*This is improved ( ) unimproved (X) property, known as* ~~740 Hill Road~~ ~~Brentwood, TN~~ 37027 *(House Number) (Street) P.O. Address: (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*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* 7th *day of* August *, 19* 91*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Virginia Pack Lisella

Virginia Pack Lisella

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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*Personally appeared before me* Judy A. Lehman, *a Notary Public in and for said County and State* Virginia Pack Lisella, an unmarried person

*the within named bargainor* (s), *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Brentwood, *Tennessee, this* 7th *day of* August, *19* 91

Judy A. Lehman
*Notary Public*

*Commission expires* 5/19/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

*Before me,* _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19* _____.

_____
*Notary Public*

*Commission expires* _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

*On this* _____ *day of* _____, *19* _____ *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* _____, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* _____, *and acknowledged that* _____ *executed the same as the free act and deed of said* _____.

*Witness my hand and official seal at* _____, *Tennessee, this* _____ *day of* _____, *19* _____.

_____
*Notary Public*

*My Commission Expires* _____

This conveyance is subject to: (1) Taxes, (2) Restrictive covenants of record in Book 2152, page 327, said Register's Office (3) Easements of record in Book 7008, page 700, and Book 7008, page 703, said Register's Office (4) All Visible Easements, (5) Agreement of record in Book 2290, page 217, Register's Office for Williamson County, Tennessee, (6) All Applicable Governmental and Zoning Regulations.

**WARRANTY DEED**

FROM Virginia Pack Lisella, an unmarried person

TO Billie Jo Kennedy and husband, Daniel P. Kennedy

**Compliments of**
**LEHMAN LAND TITLE, INC.**
**155 Franklin Road, Suite 151**
**Brentwood, Tennessee 37027**
**Phone (615) 371-8999**

**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 |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 37500.00 |
| CON TX | 138.75 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 145.75 |
| CHECK | 145.75 |

08/12/91 01 09:02 0001 2647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38298

IDENTIFICATION REFERENCE

AUG 12 9 00 AM '91

No. 449207