Filed Dot 6 cm

This instrument prepared by John W. Lewis, Wyatt, Tarrant, Combs, Gilbert & Milom, Thirteenth Floor, Third National Bank Building, Nashville, Tennessee 37219.

BOOK 8431 PAGE 488

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Patti & Michael Kenney 4421 Tyne Boulevard Nashville, TN 37205	Same	Map 130-10 Par. 107

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, PATRICIA I. HART, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MICHAEL DAVID KENNEY and wife, PATTI HART KENNEY, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the First Civil District, Davidson County, State of Tennessee, and more particularly described as follows:

> BEING Lot No. 1 of A Resubdivision of the Easterly 112' of Lot No. 4, Lots 5, 6 and 7 of Block "D" on the Map of Belle Meade Subdivision No. 2, of record in Plat Book 7900, page 235, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Patricia I. Hart by deed from E. Bronson Ingram, of record in Book 8262, page 994, Register's Office for said County; together with the same property conveyed to Patricia I. Hart by deed from Third National Bank in Nashville, Executor under the Will of Ora Lee Jones, deceased, Mary Diane Jones Brown, and Nancy Norvell Jones Warlow, of record in Book 7968, page 511, Register's Office for said County.

The above legal description is according to a survey dated December 6, 1990, and prepared by John W. Burke, Jr., Surveyor's License No. 87, 4205 Hillsboro Road, Nashville, Tennessee 37215.

This is improved property known as 4421 Tyne Boulevard, Nashville, Tennessee 37205.

H. Rodes Hart, husband of Patricia I. Hart, joins in this conveyance for the purpose of conveying all of his right, title, and interest in and to the subject property, whether marital or otherwise.

The property herein conveyed is subject to the matters set forth in the Exhibit A, attached hereto and incorporated herein by this reference.

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 I do covenant with the said Grantees that I am 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 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 Grantees, their 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 our hands this the 14th day of August, 1991.

Patricia I. Hart
PATRICIA I. HART

H. Rodes Hart
H. RODES HART

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, LaVerne M. Wright, a Notary Public in and for said county and state, the within named Patricia I. Hart and H. Rodes Hart, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 14th day of August, 1991.

LaVerne M. Wright
NOTARY PUBLIC

Commission Expires:

11-26-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Twenty-Five Thousand and no/100 ($525,000.00) Dollars.

Patricia I. Hart
AFFIANT

August ~~December~~, ~~1990~~ 1991. Subscribed and sworn to before me, this the 14th day of

LaVerne M. Wright
NOTARY PUBLIC

Commission expires:

11-26-94

EXHIBIT A

1. Real estate taxes for 1991, a lien but not yet due and payable, which have been prorated between the parties hereto.

2. Subdivision Plat of record in Book 7900, page 235, said Register's Office, the recording of which plat voids, vacates, and supersedes the easterly 112 feet of Lot No. 4, Lots 5, 6 & 7 of Block "D" on the Map of Belle Meade Subdivision No. 2 of record in Book 421, page 51, said Register's Office.

3. Highway, roadway, and utility easements.

4. Easement for the flow of Richland Creek.

8134 08/29 0101 03CHECK 1952.50

43044

Aug 29 3 28 PM '91



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

RECEIVED OF _____

FOR _____

BOOK 8431 PAGE 491

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 525000.00
CON TX 1942.50
PRFEE 1.00
WDEED 9.00
TOTAL 1952.50
CHECK 1952.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 818

430444

REGISTER'S OFFICE

AUG 29 3 28 PM '91

No. 454663