BOOK 8525 PG 248

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 47,104.17

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 19 91

Notary Public

MY COMMISSION EXPIRES October 26, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 515 Enon Springs Road, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Lenhard	NATIONAL MORTGAGE COMPANY	MAP-148-8-0
(NAME)	(NAME)	
4561 Xavier Drive	4041 Knight Arnold Road	PARCEL-103
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Memphis, TN 38118	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, A. J. Kennedy, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim Lenhard and Wiley Frank Moretz, both unmarried, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 116 on the Plan of Section Two, Oakwood Terrace, as shown by plat and survey of record in Book 4460, Page 119, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This conveyance is subject to Restrictive Covenants of record in Book 4650, Page 995 and amended in Book 4689, Page 376, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to a Deed of Trust executed by Jerry Wade and wife, Cynthia Morgan Wade to, Delta Title Company Trustee(s) for National Mortgage Company, dated Janury 26, 1983, with an approximate unpaid balance of $46,104.17, of record in Book 6001, Page 398, of said Register's Office, which the Grantees herein assume and agree to pay. The escrow accounts in connection with said loan are hereby transferred to these Grantees.

Vanessa N. Kennedy joins in this conveyance to convey any and all interest she may have in the said property.

unimproved ( )
This is improved (X) property, known as 4561 Xavier Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my hand this 13th day of December, 19 91

A. J. Kennedy

Vanessa N. Kennedy

BY: Attorney-in-Fact

BY: Attorney-in-Fact

First Data Systems, Inc
1-800-626-5427
TNO1W 12/88

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STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~XXXXXXXXXXXXXXXXXXXX~~ Doris J. Jones

the bargainor, 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 Smyrna, Tennessee, this 13th day of December, 1991.

Commission expires October 26, 1992

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 13th day of December, 1991, before me personally appeared Doris J. Jones to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ~~A.J. Kennedy and wife,~~ Vanessa N. Kennedy, and who acknowledged that she executed the same as the free act and deed of the said A.J. Kennedy and wife, Vanessa N. Kennedy by virtue of that Power of Attorney, duly executed by the said A.J. Kennedy and wife, Vanessa N. Kennedy and appearing of record in Book _____, page _____, respectively, of the Register's Office for ~~XXXXXXXXXXXXXXXXXXXX~~ County, Davidson County, Tennessee.

Witness my hand and official seal at Smyrna, Tennessee, This 13th day of December, 1991.

My Commission Expires: 10/26/92

Notary Public

7.5490

IDENTIFICATION REFERENCE

JAN 9 10 04 AM '92

MAIL ENV.

Page 2 of 2

WARRANTY DEED

FROM

A. J. Kennedy

TO

Jim Leonard and wifey Frank Moretz

RETURN TO:

SECURITY ESCROW & TITLE CO.
515 Enon Springs Road
Smyrna, TN 37167

5514 01/09 0101 03CHECK 181.29

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 47104.17
CON TX 174.29
PRFEE 1.00
WDEED 6.00
TOTAL 181.29
CHECK 181.29

01/09/92 01 10:05 0001 5514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:5490

IDENTIFT REFERENCE

JAN 9 10 04 AM '92

No. 491935