PICK-UP

FEB 17 1 41 PM '93
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

9 3 0 9 8

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Sworn to and subscribed before me this 17 day of February, 1993.

NOTARY PUBLIC

My Commission Expires: 11-26-95

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

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4490 02/17 0101 03CHECK 290.50

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
James D. Kennedy, et ux	Same	Map 118-7
5436 Bradfield Dr		Par. 187
Nashville, TN 37220		FB #BH3270

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia McKnight Tardy, Peggy McKnight Duke and Luther Tony McKnight, devisees under the Will of Luther C. McKnight, deceased, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto James D. Kennedy, and wife, Deborah H. Kennedy, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 21 of Block "E" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 21 fronts 66.8 feet on the westerly side of East Iris Drive and runs back 123 feet on the northerly line and 130.5 feet on the southerly line, to a dead line in the rear, measuring 55 feet thereon, according to survey made by Wm. Collier Parrish Associates, Engineers, dated April 23, 1955.

Being the same property conveyed to Luther C. McKnight and wife, Evelyn O. McKnight, by deed from Russell W. Burson, Jr. and wife, Margaret W. Burson, of record in Book 2397, page 382, Register's Office for Davidson County, Tennessee, the said Luther C. McKnight having since died and having been pre-deceased by Evelyn O. McKnight. And being the same property devised to Patsy McKnight Tardy, Peggy McKnight Duke and Luther Tony McKnight, by Will of record in Will Book 178, page 98, Probate Clerk's Office for Davidson County, Tennessee, the said Patsy McKnight Tardy and Patricia McKnight Tardy being one in the same persons.

It is understood and agreed that the above described premises is not the place of usual residence of the grantors herein.

This is improved property known as 503 E. Iris Drive, Nashville, Tennessee 37204.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the 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, assigns 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 17 day of February, 1993.

PATRICIA MCKNIGHT TARDY

PEGGY MCKNIGHT DUKE

LUTHER TONY MCKNIGHT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia McKnight Tardy, the Bargainors, 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 this 17 day of February,1993.

NOTARY PUBLIC

My Commission Expires: 11-26-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy McKnight Duke, 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 this 13th day of February, 1993.

NOTARY PUBLIC

My Commission Expires: 3-26-94

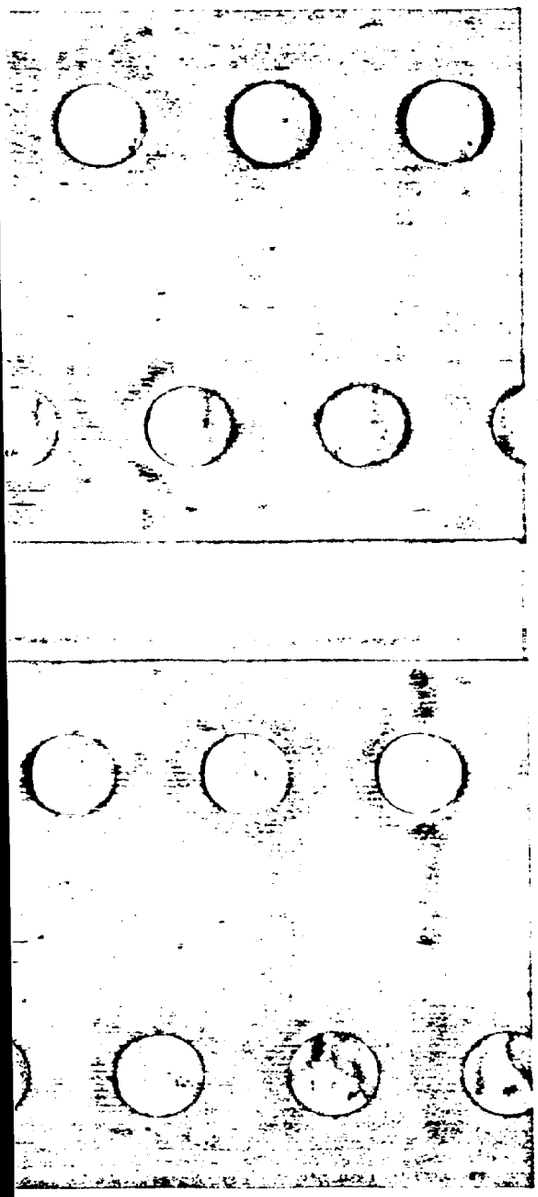
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luther Tony McKNight, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day of February, 1993.

NOTARY PUBLIC

My Commission Expires: 3-26-94



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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 12.00
TOTAL 290.50
CHECK 290.50

02/17/93 01 13:39 0001 4490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93098

IDENTIFICATION REFERENCE

FEB 17 1 41 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 622122