27-B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Dion G. Ribo Bronwyn M. Ribo 6713 Holt Road Nashville, TN 37211	SAME Attn: Tax Dept.	MAP and PARCEL 180-00-0-055.00

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 8886 PAGE 628

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James D. Kennedy and Deborah H. Kennedy, husband and wife**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Dion G. Ribo and Bronwyn M. Ribo, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A tract containing 3.32 acres according to a survey made by Dye & Underwood in July 1971, located in the Sixth Civil District of said County, fronting on the south side of Holt Road and being a part of the westerly one-half of that body of land which was conveyed to Dorris H. Gillespie and wife, Dorothy Gillespie (said westerly one-half being hereinafter referred to as the Dorothy Gillespie land) by deeds of record in the Register Office for said county, namely deed from John Holt and wife, Rosa P. Holt in Book 1077, Page 244; deed from Ross P. Holt in Book 1152, Page 128,; deed from Tom Holt in Book 1165, Page 9, the said Dorris H. Gillespie having died on April 6, 1968, and his widow, Dorothy Gillespie, having conveyed the easterly one-half of said body of land to her son, John Hall Gillespie, by deed of record in Book 4488, Page 73, said Register's Office. Said tract herein conveyed is more particularly described as follows: Commencing at an iron pin in the south margin of Holt Road at the northeast corner of a tract of land conveyed from Dorothy Gillespie to James F. Pearson and wife, Barbara G. Pearson, of record in Book 4535, Page 189, of the Register's Office for Davidson County, Tennessee; thence easterly along the south margin of Holt Road in a curve to the right having a radius of 2,427.16 feet for a distance of 182.5 feet to an iron pin; thence south 2 degrees 4' east, 847 feet to an iron pin in the south boundary line of the Dorothy Gillespie land; thence north 81 degrees 37' west, 131.75 feet to an iron pin; thence south 87 degrees 55' west, 42 feet to an iron pin in the southeast corner of the said Pearson tract; thence along the east boundary line of the said Pearson tract north 2 degrees 48' west, 810 feet to the POINT OF BEGINNING.

BEING the same property conveyed to James D. Kennedy and wife, Deborah H. Kennedy, by deed from Redell B. York and wife, Anna M. York, of record in Book 7734, Page 953, of the Register's Office of Davidson County, Tennessee.

This is property with a common address of ~~6713~~ Holt Road, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) Restrictive Covenants of record in Book 4537, Page 293, said Register's office;

Grantors warrant that there are no hazardous or toxic materials stored on the premises except for small quantities of those materials used for normal household purposes; and

Grantors further warrant no environmental laws of the State of Tennessee or the United States of America have been violated on said property.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $45,000.00
[
[Affiant
[Subscribed and sworn before me this 10th day of March, 1993.
[
[My Commission Expires: 11-27-93 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **10th** day of **March, 1993.**

James D. Kennedy

Deborah H. Kennedy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James D. Kennedy and Deborah H. Kennedy, husband and wife** , with whom I am personally acquainted, or who 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 **10th** day of **March, 1993.**

Notary Public
My Commission Expires: 11-27-93

STATE OF TENNESSEE
COUNTY OF Davidson

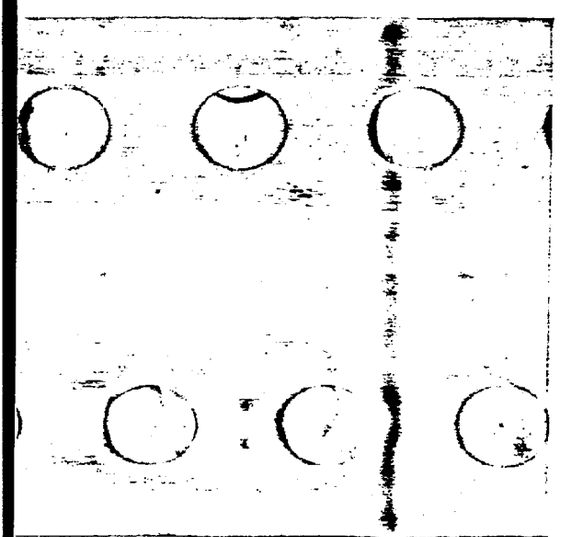
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named , with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of , and is authorized by to execute this instrument on his/her behalf.

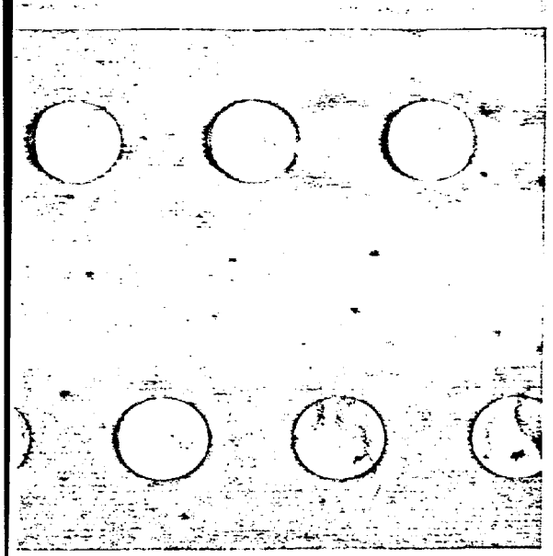
Witness my hand and official seal at **Nashville,,** Tennessee, this **10th** day of **March, 1993.**

Notary Public
My Commission Expires:

J9881

RECEIVED FOR REFERENCE
'93 MAR 12 AM 9:55





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

RECEIVED OF _____

FOR _____

BOOK 8386 PAGE 630

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 47000.00
				CON TX 166.50
				PRFEE 1.00
				MDEED 8.00
				TOTAL 175.50
				CHECK 175.50
			05/12/93 01	10:54 0001 1956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99881

RECEIPT REFERENCE

MAY 12 10 55 AM '93

DAVIDSON COUNTY, TN

No.629487