WARRANTY DEED

94 FEB -1 AM 9:25
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

IDENTIF. + REFERENCE
13133

FROM: BETTY L. KENNEDY

PICK-UP

TO: JUANITA MITCHELL and PEPITA MITCHELL

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
Juanita Mitchell & Pepita Mitchell 826 Stockell Street Nashville, TN 37207	Carteret	Map 82-7 Par 66

This Instrument Prepared By: MORRIS LEVINE (3494)
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ 50,805.83

Juanita Mitchell
AFFIANT

Sworn to and subscribed before me, this 31st of January, 1994.

Victor C Smith Jr.
Notary Public

My commission expires: 10/7/95

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good, valuable and sufficient consideration, the receipt of which is hereby acknowledged, and, AS FURTHER CONSIDERATION for this conveyance, Grantee has assumed and agreed to pay the unpaid balance of a certain note which is secured by deed of trust of record in Book 7234, page 961, Register's Office for Davidson County, Tennessee, in favor of Numerica Financial Services of Tennessee, Inc., which states that it secures a debt in the principal sum of $43,150.00, payable as therein specified, together with any terms, conditions, restrictions or limitations recited therein; which said Deed of Trust was assigned to Numerica Financial Services, Inc., by Assignment of record in Book 7234, page 967, as re-recorded in Book 7270, page 796, said Register's Office, reference to which said instruments are here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by Grantees, JUANITA MITCHELL and PEPITA MITCHELL,

I, BETTY L. KENNEDY, a widow, have bargained and sold, and by these presents do transfer and convey unto the said

JUANITA MITCHELL and PEPITA MITCHELL, both Unmarried, as Joint Tenants with Rights of Survivorship, and their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

BEING Lot No. 93 in V. S. Lindlsey's Addition to East Nashville, as of record in Book 57, page 25, Register's Office for said County.

SAID Lot No. 93 fronts 50 feet on the west side of Stockell Street, and extends back between parallel lines 174-1/2 feet to an alley.

BEING the same property conveyed to Fred B. Kennedy and wife, Betty L. Kennedy, by deed from Billy Joe Williams and wife, Dorothy Jean Williams and Michael W. Mann, of record in Book 5790, page 424, Register's Office for Davidson County, Tennessee. The said Fred B. Kennedy having since died, vesting title in Betty L. Kennedy as surviving tenant by the entirety. The said Betty L. Kennedy has not remarried. Fred B. Kennedy, Fred D. Kennedy, and Fred Douglas Kennedy, Sr., were one and the

same person.

This conveyance is made subject to a UCC-1 Financing Statement naming Associates Financial Services of Tennessee, Inc. as secured party, of record in Book 8622, page 410, Register's Office for Davidson County, Tennessee.

This is improved property, known as:

826 Stockell Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JUANITA MITCHELL and PEPITA MITCHELL, and their heirs and assigns, forever.

And I do covenant with the said JUANITA MITCHELL and PEPITA MITCHELL 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, except for current year's property taxes and the lien of record in Book 7234, page 961, as assigned and amended in Book 7234, page 967, and Book 7270, page 796, Register's Office for Davidson County, Tennessee, all of which are assumed by the Grantees herein, and a UCC-1 Financing Statement naming Associates Financial Services of Tennessee, Inc. as secured party, of record in Book 8622, page 410, Register's Office for Davidson County, Tennessee.

And I, BETTY L. KENNEDY, do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said JUANITA MITCHELL and PEPITA MITCHELL, and their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of January, 1994.

Betty L. Kennedy

Juanita Mitchell

Pepita Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY L. KENNEDY, 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 foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1994.

Victor C. Smith Jr.
Notary Public

My Commission Expires: 10/9/95.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUANITA MITCHELL and PEPITA MITCHELL, 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 foregoing instrument for the purpose therein contained.

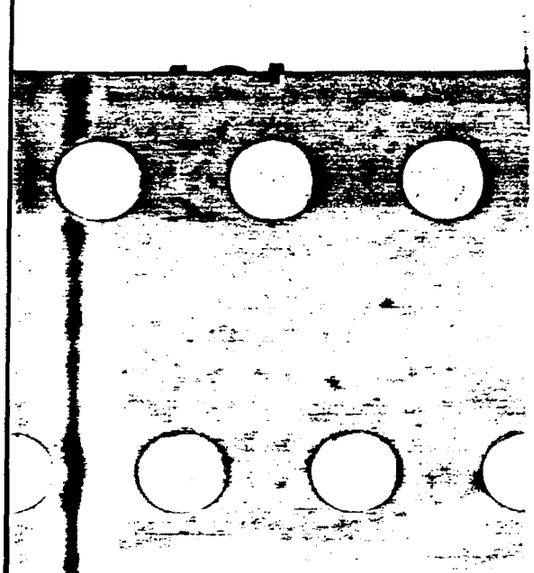
Witness my hand and official seal at Nashville, Tennessee, this 31 day of January, 1994.

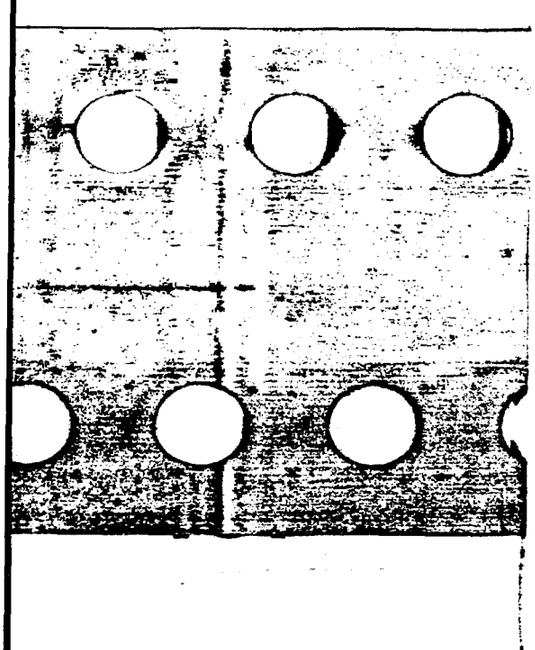
Mary Lou Brune
Notary Public

My Commission Expires: 5-25-96.

157:147a

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIPT #101 02/01/94 10:





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

RECEIVED OF _____

FOR BOOK 9235 PAGE 948

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

CANT	50805.83
CON TX	187.96
PRFEE	1.00
WDEED	8.00
TOTAL	196.96
CHECK	196.96

02/01/94 01 07:23 0001 0598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13133
IDENTIF. ↑ REFERENCE

94 FEB -1 AM 9:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 751594