PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36337
Dav. Co. File: Box 8

BOOK 9650 PG 684

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James D. Kennedy Deborah H. Kennedy 5436 Bradford Drive Nashville, TN 37220	SAME

TAX MAP-PARCEL NUMBERS: 133-1-265 06DA 38801

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edith Wade, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James D. Kennedy and spouse, Deborah H. Kennedy,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 451 in Sunrise Heights Second Plan, as of record in Book 421, page 46, Register's Office for said County.

SAID Lot No. 451 fronts 57.5 feet on the westerly side of Mays Avenue and runs back between parallel lines 169.3 feet on the southerly line and 174.9 feet on the northerly line to an alley, measuring 57.8 feet thereon.

BEING the same property conveyed to Edith Wade by deed from Clyde Green and wife, Imogene Green, Co-Executors for the Estate of Lydia Naomi Cox of record in Book 8343, page 480, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as: 3507 Mays Street, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

CONT'D NEXT PAGE

WITNESS THE EXECUTION HEREOF this 20th day of April, 1995.

Edith Wade

Edith Wade

State of Tennessee
County of Davidson

On this 20th day of April, 1995, before me the undersigned authority, personally appeared **Edith Wade**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 10000.00

James D. Kennedy
Affiant

Sworn and subscribed before me on the 20th day of April, 1995.

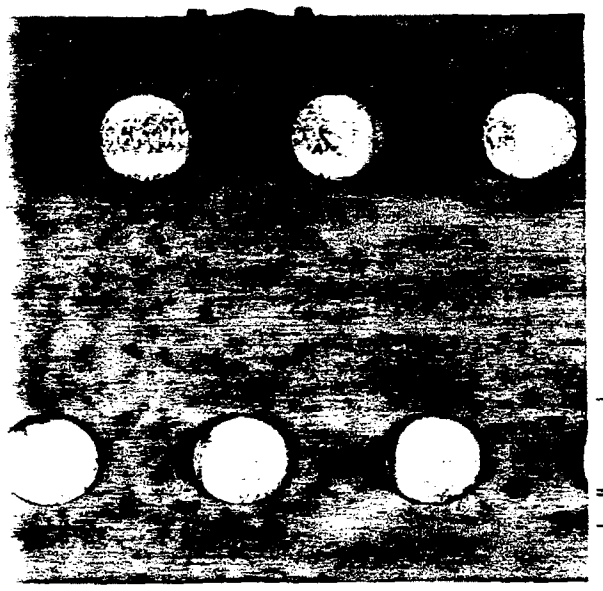
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN 7/27/96

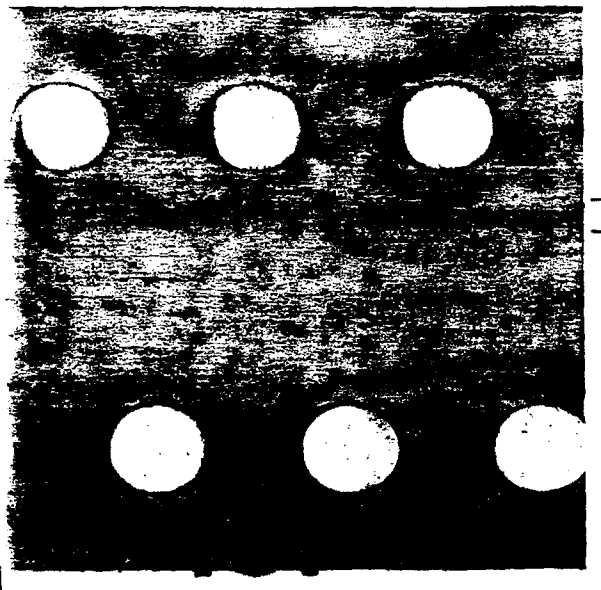
My Commission Expires: _____ Notary Public

53396
IDENTIFICATION REFERENCE

95 APR 20 PM 1:47
FELIX A. ... JR. REGISTER
DAVIDSON COUNTY, TN.

2909 04/20 0101 03CHECK 46.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 9650 Page 685-A

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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 8.00
TOTAL 46.00
CHECK 46.00

04/20/95 01 13:46 0001 2909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53396
IDENTIF. & REFERENCE

95 APR 20 PM 1:4
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 902372