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# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Holly M. Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 95

L. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CHRISTOPHER J. KENNEDY | NORTH AMERICAN MORTGAGE COMPANY | 103-4-5 |
| (NAME) | (NAME) | |
| 4600 IDAHO AVENUE | 3883 AIRWAY DRIVE | 25W-01930 |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37209 | SANTA ROSA, CA 95403 | |
| (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, JAMES D. TAYLOR AND VICKIE J. TAYLOR, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER J. KENNEDY AND WIFE, HOLLY M. KENNEDY

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:

LAND in Davidson County, Tennessee, being the westerly 35 feet of Lot No. 501 and the easterly 25 feet of Lot No. 503 of Block No. 25 on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID parts of Lot Nos. 501 and 503 adjoin and front 60 feet on the northerly margin of Idaho Avenue, formerly 5th Street, and extend back between parallel lines, 150 feet to a alley.

BEING the same property conveyed to James D. Taylor and wife, Vickie J. Taylor, by deed from Vera Bass, of record in Book 6623, page 232, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated June 16, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

This instrument is executed on behalf of JAMES D. TAYLOR, by VICKIE J. TAYLOR, as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

unimproved ( )
This is improved ( X ) property, known as 4600 IDAHO AVENUE, NASHVILLE, TN 37209
(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 our hand s this 30th day of June 19 95

JAMES D. TAYLOR
By: James D. Taylor by Vickie J. Taylor
VICKIE J. TAYLOR, ATTORNEY-IN-FACT

Vickie J. Taylor
VICKIE J. TAYLOR

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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 VICKIE J. TAYLOR

the bargainor s, with whom I am personally acquainted or 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 30th day of June, 1995.

Commission expires July 26, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

95 JUL -3 AM 11:15
FELIX REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

00756.19

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 VICKIE J. TAYLOR, 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 on behalf of JAMES D. TAYLOR, as his Attorney-in-Fact, as the free act and deed of the within named JAMES D. TAYLOR.

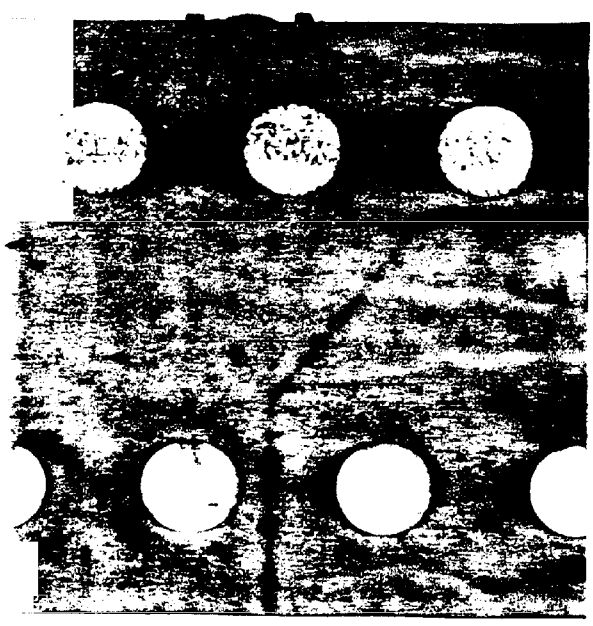
WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of JUNE, 1995.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

7345 07/03 3101 03CHECK

416.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

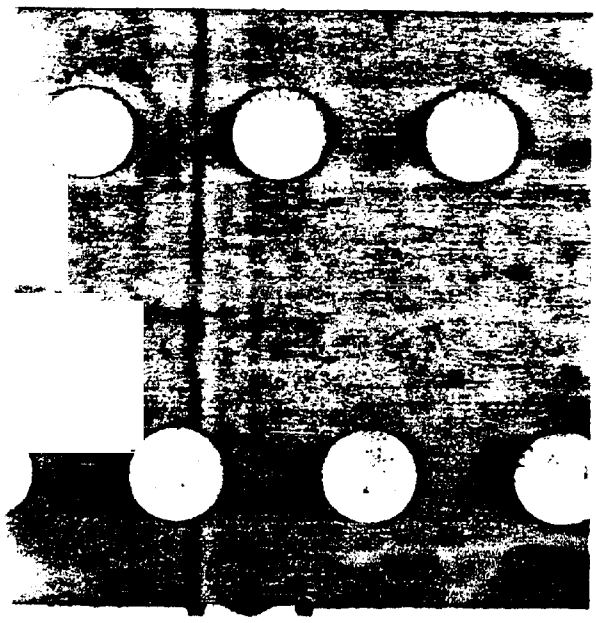
RECEIVED OF _____

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 |
|---|---|---|---|---|



AMT
110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00
07/03/95 01 11:18 0001 7345

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

00756 19
IDENTIF. ↑ REFERENCE

95 JUL -3 AM 11:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926503