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

BOOK 10005 PG 48

W & I Ref: (mn) Title No: 37572
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Angela Scesa 6708 Duquaine Court Nashville, Tennessee 37205	First Tennessee Bank National Assoc. 165 Madison Avenue #700 Memphis, Tennessee 38101

TAX MAP-PARCEL NUMBERS: 115-09-065

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 **John L. Kennedy and spouse, Eleanor R. Kennedy,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Angela Scesa, unmarried,** 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. 171 on the plan of Section Eight, West Meade Estates of record in Book 3700, page 31, Register's Office for said County.

SAID Lot No. 171 fronts 150.00 feet on the broken easterly margin of Duquaine Court and extends back 226.6 feet on the northerly line and 389.52 feet on the southerly line to a dead line in the rear, measuring 207.69 feet thereon.

BEING the same property conveyed to John L. Kennedy and wife Eleanor R. Kennedy by deed from Emile Bay of record in Book 6458, page 1, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 3954 Page 115 and Book 4503, page 111 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 6708 Duquaine Court, Nashville, Tennessee 37205

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.

WITNESS THE EXECUTION HEREOF this 2nd day of April, 1996.

John L. Kennedy

Eleanor R. Kennedy

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State of Tennessee
County of Davidson

On this 2nd day of April, 1996, before me the undersigned authority, personally appeared **John L. Kennedy** and **Eleanor R. Kennedy**, 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. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 190000.00

Affiant

Sworn and subscribed before me on the 2nd day of April, 1996.

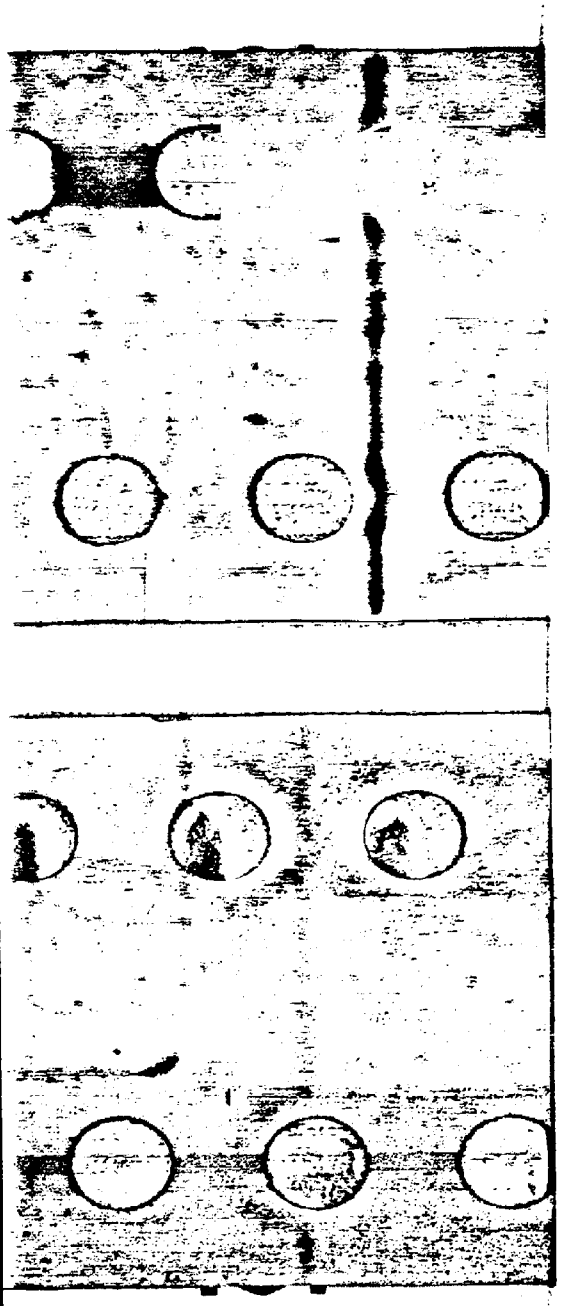
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

0167878
IDENTIF. ← REFERENCE

96 APR -4 AM 10:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6740 04/04 0101 03CHECK 712.00



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
			CAMT	
				190000.00
			CON TX	703.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	712.00
			CHECK	712.00
04/04/96	01	10:51	0001	6740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167878
IDENTIF. ↑ REFERENCE

96 APR -4 AM 10:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024732