File 14193
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10219 PG 38

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES D. KENNEDY	(NEW OWNER)	118-7
(NAME)	(NAME)	
503 East Iris Drive		191
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204		BH4080
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WILLIAM R. HOSTETTLER AND CARL A. NEUHOFF, BOTH MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. KENNEDY AND WIFE, DEBORAH H. KENNEDY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 25 Block "E" on the Plan of Berry Hill Gardens Subdivision, as of record in Plat Book 1130, page 36, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William R. Hostettler, a 1/2 undivided interest and N.L. Griswold, Jr., a 1/2 undivided interest by deed from Angela M. Delugo, unmarried of record in Book 9315, page 645, said Register's Office. N.L. Griswold has since conveyed his 1/2 undivided interest in said property to Carl A. Neuhoff by quitclaim deed of record in Book 9629, page 215, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and paid by the Grantor; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 36, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated January 7, 1994, in the original principal sum of $ 65,700.00, payable to Jewell Ray Cason and wife, Mildred C. Cason in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 9217, page 498, said Register's Office.

This is not now nor has it ever been the principal residence of the Grantors herein.

96 OCT -8 AM 10:00
[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02333999

This is unimproved ( ) improved (XX) property, known as 2815 Dogwood Place, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2nd day of October, 1996

William R. Hostettler
WILLIAM R. HOSTETTLER

Carl A. Neuhoff
CARL A. NEUHOFF

BOOK 10219 PG 39

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R. HOSTETTLER with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 3rd day of October, 1996.

My commission expires 11/20/96 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19.

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL A. NEUHOFF, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 2nd day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

James D. Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 1996.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

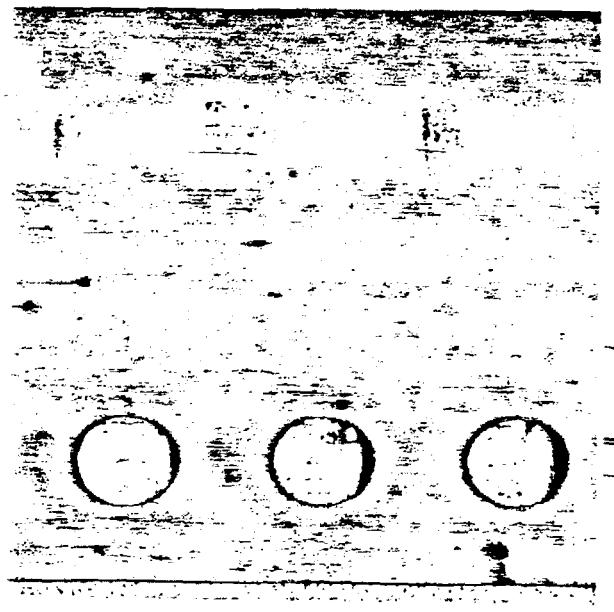
FROM WILLIAM R. HOSTETTLER AND CARL A. NEUHOFF

TO JAMES D. KENNEDY AND WIFE, DEBORAH H. KENNEDY

7770 10/08 0201 02CHECK 305.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

[redacted]



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

RECEIVED OF _____

FOR _____

BOOK 10219 PG 40

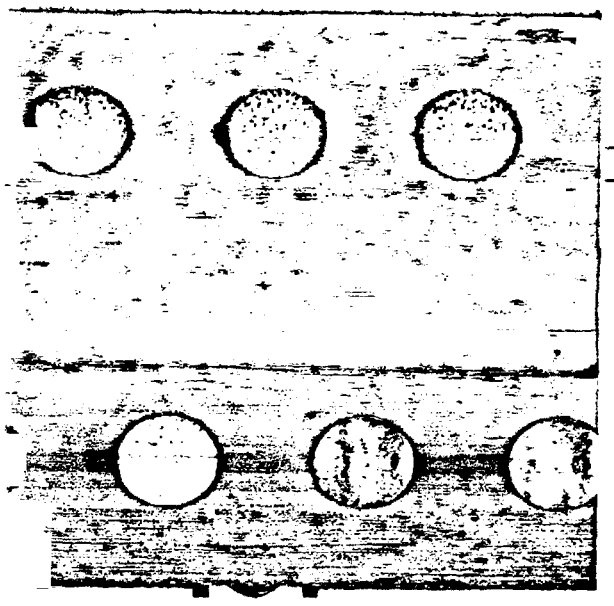
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 80000.00
CON TX 296.00
PRFEE 1.00
MDEED 8.00
TOTAL 305.00
CHECK 305.00

10/08/96 01 10:03 0001 7770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0233999
IDENTIF. & REFERENCE

96 OCT -8 AM 10: 00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1074831

No [redacted]