Box 10

WARRANTY DEED

BOOK 10241 PG 332

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $155,000.00

W. Michael Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 19 96

Notary Public

MY COMMISSION EXPIRES: 2/6/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
W. Michael Kennedy	SAME	Map 105
836 Lemont Dr. Nash., TN 37216		Group 7
		Parcel 425

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, WE, WILLIAM S. RUSSELL and wife, REBECCA C. RUSSELL HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. MICHAEL KENNEDY and wife, NANCY C. 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:

Being the southerly 31 feet of Lot No. 13 and the southerly 15 feet of Lot No. 14 on the plan of Hamilton's Subdivision of part of the Nelson property, of record in Book 1, page 101, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 13 and 14 front together 62 feet on the westerly margin of Second Avenue South (formerly Market Street) and extend back between parallel lines 130 feet to a 13 foot alley.

Being the same property conveyed to William S. Russell and wife, Rebecca C. Russell, by Quitclaim Deeds from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 8753, page 231; and Book 8753, page 234, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Deed of Trust executed by William S. Russell and wife, Rebecca C. Russell, to Real Security, Inc., Trustee, of record in Book 8753, page 237, Register's Office for Davidson County, Tennessee, to secure A. D. Hewlett and wife, Frances H. Hewlett, in the original amount of $84,868.80. The Grantor will continue to pay this lien until maturity date of September 1, 2000.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:
1285 Second Avenue North, Nashville, Tennessee 37210
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 the 28th day of October, 19 96.

William S. Russell

Rebecca C. Russell

William S. Russell

Rebecca C. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10241 PG 333

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, William S. Russell and Rebecca C. Russell, the within named 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 purpose therein contained.

WITNESS my hand, at office, this the 28th day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 2/9/98

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____ _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19___.

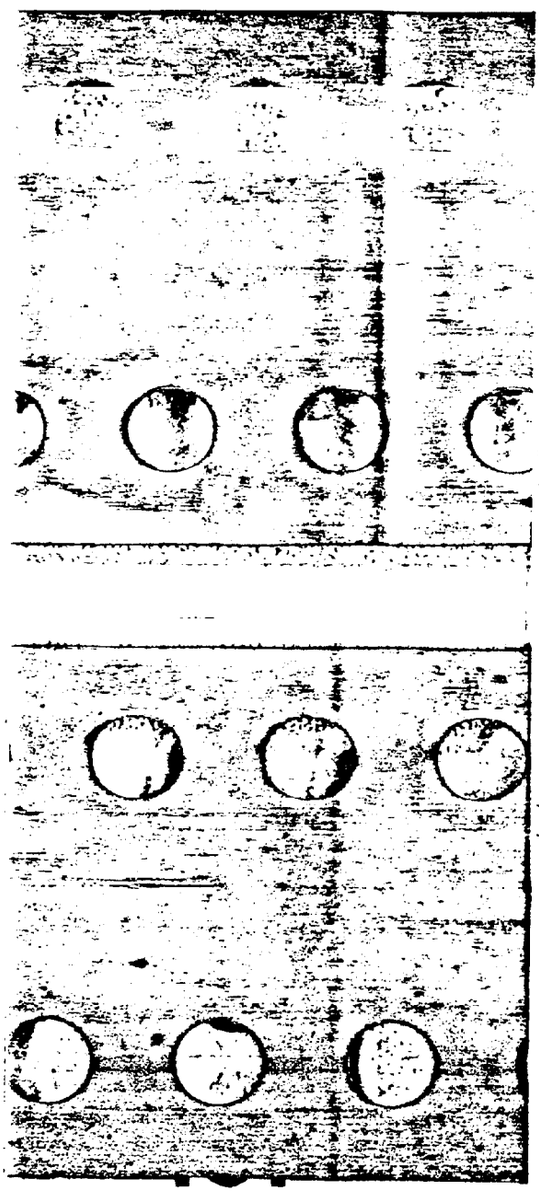
NOTARY PUBLIC

My Commission Expires:_____

0241265
IDENTIF. & REFERENCE

96 OCT 30 AM 8:38
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

5586 10/30 0101 03CHECK 582.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10241 PG 334

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 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
TOTAL 582.50
CHECK 582.50

10/30/96 01 08:40 0001 5586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0241265
IDENTIF. & REFERENCE

96 OCT 30 AM 8:38

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

№ 1082534

No. [redacted]