Return Box 1D

WARRANTY DEED

BOOK 10304 PG 970

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $254,629.27

W. Michael Kennedy
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/19/97
(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 Drive		Group 3
Nashville, TN 37216		Parcel 51

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, I, DAVID W. DRYER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. MICHAEL KENNEDY and 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 part of Lot No. 2 on the Plan of Phillip Mallory's Estates, of record in Minute Book F, page 324, County Court Clerk's Office for Davidson County, Tennessee, described according to a survey of Charles B. Mosley, Jr., dated August 9, 1982, as follows:

Beginning at a point on the westerly margin of Third Avenue South, formerly College Street, 206.6 feet south of the southerly margin of Cameron Street; thence S 27 degrees 00' E, along the westerly margin of Third Avenue South, 100.00 feet to a point; thence, leaving the margin of Third Avenue South, S 63 degrees 00' W 135.00 feet to an iron pin set in the easterly margin of an alley; thence with the easterly margin of said alley, N 27 degrees 00' W 100.00 feet to an iron pin; thence, leaving the easterly margin of said alley; N 63 degrees 00' E 135.00 feet to an iron pin in the westerly margin of Third Avenue South, being the point of beginning.

Being the same property conveyed to David W. Dryer by deed from Marjorie Lantum, unmarried, of record in Book 9873, page 183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Metropolitan-Davidson County Taxes for 1997, a lien but not yet due and payable.

As part of the consideration for the transfer of this property, the Grantee understands and agrees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 9134, page 875, and in Book 9134, page 879, Register's Office for Davidson County, Tennessee, payable to A. D. Hewlett. Modification and Consolidation Agreement of record in Book 9861, page 441, and a Second Modification and Consolidation Agreement of record in Book 9873, page 190, said Register's Office.

As part of the consideration for the transfer of this property, the Grantee understands and agrees to assume the unpaid balance of a note secured by a second mortgage Deed of Trust of record in Book 9762, page 335, Register's Office for Davidson County, Tennessee, payable to M & S Properties, a partnership.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

1039 Third Avenue South, 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 ~~my~~ hand(s) this the 28th day of December, 19 96.

David W. Dryer

Larette Dryer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10304 PG 971

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, David W. Dryer*, 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 he executed the within instrument for the purpose therein contained.

* and Larette Dryer

WITNESS my hand, at office, this the 28th day of December, 19 96.

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____.

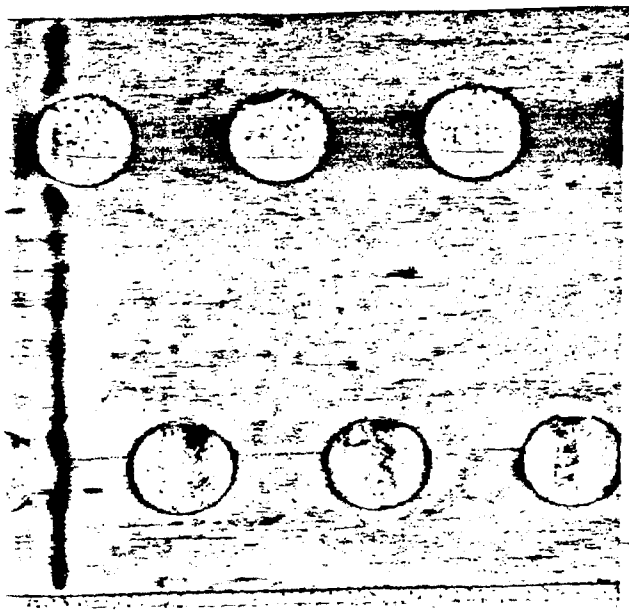
NOTARY PUBLIC

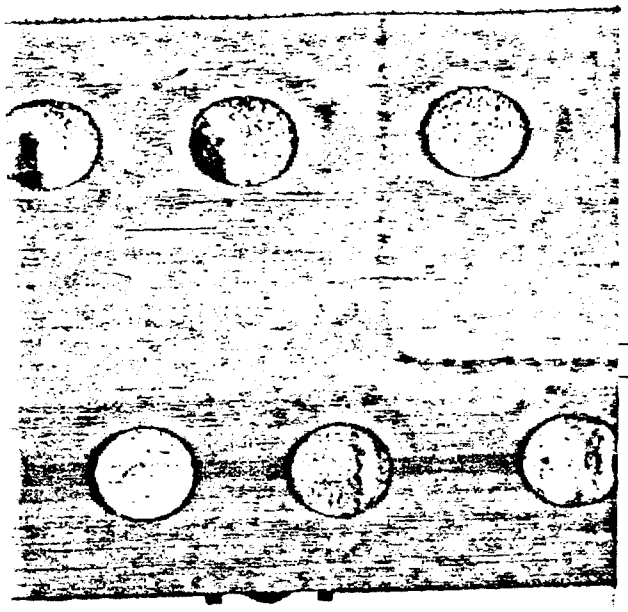
My Commission Expires:_____

0260061
IDENTIF. ↑ REFERENCE

96 DEC 31 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0470 12/31 0101 03CHECK 951





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10304 PG 972

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	
				254629.27
			CON TX	942.13
			PRFEE	1.00
			WDEED	8.00
			TOTAL	951.13
			CHECK	951.13
12/31/96	01		08:54 0001	0470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260061
IDENTIF. & REFERENCE

96 DEC 31 AM 8:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103022