506

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10454 PG 23
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: 7-5-97
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Edward J. Hernandez (NAME)	FT Mortgage Companies d/b/a (NAME)	117-04-301
1402 Cedar Lane (ADDRESS)	P. O. Box 146 (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Raymond A. Kennedy, Jr. and Ann Champion Chandler, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward J. Hernandez and wife, Bobbie V. Hernandez

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 Lot No. 117 in Victoria Place, a plan of which is of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
BEING the same property conveyed to Raymond A. Kennedy and Raymond A. Kennedy, Jr. as tenants in common with right of survivorship, by deed from Robert C. Bernstorf and Nancy Lee Scalzo, both unmarried, of record in Book 5706, page 380, Register's Office for Davidson County, Tennessee, and further conveyed to Raymond A. Kennedy, Jr., unmarried, by deed from Raymond A. Kennedy, Sr., his one-half undivided interest, of record in Book 6939, page 988, Register's Office for Davidson County, Tennessee.

97 MAY 14 PM 1:41
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0304854

unimproved ( )
This is improved (X) property, known as 1402 Cedar Lane, Nashville, Tennessee 37212
(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 9th day of May 19 97

Raymond A. Kennedy, Jr.

Ann Champion Chandler

BOOK 10454 PG 24

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 Raymond A. Kennedy, Jr. and Ann Champion Chandler, both unmarried

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 9th day of May, 1997.

Commission expires 5-5-99

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 _____.

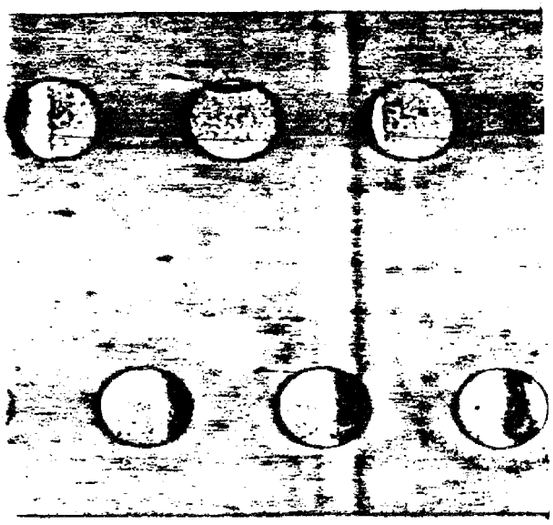
Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

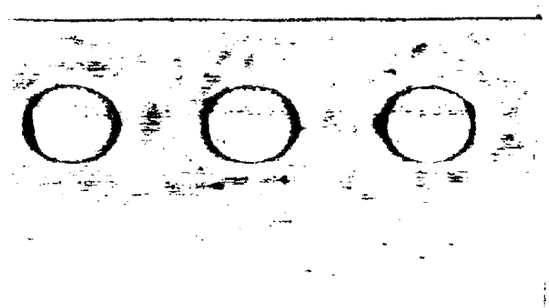
My commission expires _____

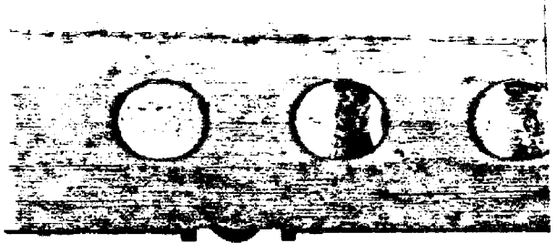
Notary Public

0968 05/14 0101 03CHECK

637-63







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10454 PG 25

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 16900.00

CON TX 628.63

PRFEE 1.00

WDEED 8.00

TOTAL 637.63

CHECK 637.63

05/14/97 01 13:46 0001 0568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0304854 IDENTIF. ↑ REFERENCE

97 MAY 14 PM 1:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1150994