BOOK 10471 PG 438 43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: 1-27-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, PLLC, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dewitt T. Kennard, III (NAME)	Countrywide Home Loans (NAME)	117-8-54
1701 Primrose Avenue (ADDRESS)	155 North Lake Avenue (ADDRESS)	24W-14380
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (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, David W. Biggs and wife, Amy H. Biggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dewitt T. Kennard, III and wife, Marcia S. Kennard

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 easterly part of Lots No. 43 and 44 on the Plan of Belmont Terrace, as of record in Plan Book 421, Page 101, Register's Office for Davidson County, Tennessee.

BEGINNING at the northwest corner of Primrose Avenue and Oakland Avenue being the southeast corner of said Lot No. 44; thence with the northerly margin of Primrose Avenue, westerly 41.3 feet to the southeast corner of part of said lots conveyed to L. S. Schuerman, Trustee, by deed of record in Book 467, Page 369, said Register's Office; thence northerly with the east line of Schuerman lot, 130 feet, more or less, to the northerly margin of Primrose Avenue; thence with the southerly margin of said Avenue, easterly 68.8 feet to the end of a curve; thence around said curve 16.9 feet to the westerly margin of Oakland Avenue; thence with the westerly margin of said Avenue, southerly 119 feet to the beginning.

Being the same property conveyed to David W. Biggs by deed from Gladstone Henry Fairweather and wife, Evelyn M. Fairweather of record in Book 6437, Page 739, said Register's Office which corrects the deed of record in Book 6405, Page 38 and further conveyed to David W. Biggs by quitclaim deed from David W. Biggs and Constance McAdams Biggs of record in Book 8449, Page 239, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Amy H. Biggs, wife of the said, David W. Biggs, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at

CONTINUED

unimproved ( )
This is improved (X) property, known as 1701 Primrose Avenue, Nashville, TN 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 28th day of May 19 97

David W. Biggs

Amy H. Biggs

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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 David W. Biggs and wife, Amy H. Biggs

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 28th day of May, 19 97.

My commission expires 1-27-2001

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 _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

any time in the future have in subject property, especially her marital rights.

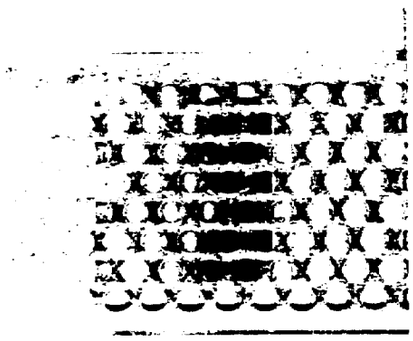
0302001

IDENTIF. ↑ REFERENCE

97 MAY 29 PM 3:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6530 05/29 0101 02CHECK 749.00



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

RECEIVED OF _____

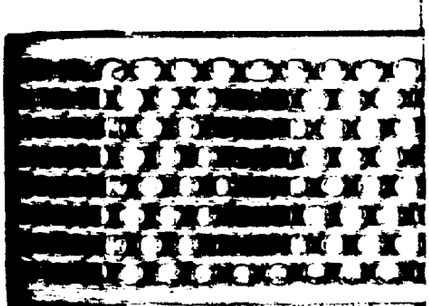
FOR _____

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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		
			200000.00	
		CON TX	740.00	
		PRFEE	1.00	
		WDEED	8.00	
		TOTAL	749.00	
		CHECK	749.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/29/97 01 15:54 0001 6530



030988
IDENTIF. # REFERENCE

97 MAY 29 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1156490