PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10474 PG 332

W & I Ref: (ljh) Title No: 38895
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Raymond A. Kennedy 2125 Belmont Blvd. Nashville, TN 37212	Standard Federal Bank, a FederalSavings Bank 2600 W. Big Beaver Road Troy, MI 48084

TAX MAP-PARCEL NUMBERS: 104-16-94

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 260000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip M. Walden, Jr. and spouse, Melissa B. Walden,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Raymond A. Kennedy and spouse, Siobhan Kennedy,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the southeasterly portion of Lot No. 145 on the Belmont Land Company's Plan, called Belmont Heights, of record in Book 421, Page 34, Register's Office for said County, described according to a survey made by John Kohl, III, Register's Land Surveyor, Tennessee No. 100, dated January 20, 1978, Job No. W2-18236-E, as follows:

BEGINNING in the southwesterly margin of Belmont Boulevard at the front common corner of Lots 145 & 146 on the said plan; thence with the southwesterly margin of Belmont Boulevard northwestwardly 53 feet to the southeasterly front corner of Belmont Boulevard of the property conveyed to Tamworth Properties, Inc., by deed from Joe Davis, unmarried, of record in Book 3963, Page 531, said Register's Office; thence with the southeasterly line of said Tamworth Properties' property southwestwardly 179.2 feet to the northeasterly margin of a 15 foot alley; thence with the northeasterly margin of said alley southeastwardly 53 feet, more or less, to the rear common corner of said lot Nos. 145 & 146; thence with the line between said lots 145 & 146 northeastwardly 175 feet to the point of beginning.

BEING the same property conveyed to Philip M. Walden, Jr., and wife, Melissa B. Walden by deed from Mark D. Zinder and wife, Frances M. Zinder of record in Book 9639, Page 414, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 2125 Belmont Blvd., Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 1997.

Philip M. Walden, Jr. **Melissa B. Walden**

State of Tennessee
County of Davidson

On this 30th day of May, 1997, before me the undersigned authority, personally appeared **Philip M. Walden, Jr.** and **Melissa B. Walden**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Notary Public

State of Tennessee EXP. 5-28-2000
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 260000.00

Affiant

Sworn and subscribed before me on this 30th day of May, 1997.

My Commission Expires: _____ PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000 Notary Public

97 JUN -2 PM 12:11
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7387 06/02 0101 03CHECK 971.00

03110658
IDENTIF. & REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10474 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 260000.00
CON TX 962.00
PRFEE 1.00
WDEED 8.00
TOTAL 971.00
CHECK 971.00

06/02/97 01 12:15:0001 7387
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03 10658
IDENTIF. # REFERENCE

97 JUN -2 PM 12: 11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157333