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 10488 PG 897

W & I Ref: (ljh) Title No: 38904
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James D. Kennedy Deborah H. Kennedy 5709 Spring House Way Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 118-7-186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 75000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clarence Washington Watson and Betty Beech Watson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James D. Kennedy and spouse, Deborah H. 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 Lot No. 20 of Block "E" on the Map of Berry Hill Estates, as of record in Book 1130, page 36, Register's Office for said county.

SAID lot fronts 65 feet on the westerly side of East Iris Drive and runs back between lines, 121.70 feet on the northerly line and 123 feet on the southerly line to a dead line in the rear, on which it measures 65 feet thereon.

BEING the same property conveyed to Clarence W. Watson and wife, Betty Jo Watson by deed from Jeanette O'Connor Cook, a widow, of record in Book 2625, page 171, Register's Office for said County. Clarence W. Watson and Betty Jo Watson have since been divorced by final decree of the General Sessions Court of Robertson County, Tennessee, a certified copy of which is of record in Book 5564, page 848, Register's Office for Davidson County, Tennessee.h

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: 505 East Iris Drive, Nashville, TN 37204

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 10th day of June, 1997. BOOK 10488 PG 898

Clarence Washington Watson — **Clarence Washington Watson**

Betty Beech Watson — **Betty Beech Watson**

State of Tennessee
County of Davidson

On this 10th day of June, 1997, before me the undersigned authority, personally appeared **Clarence Washington Watson** and **Betty Beech Watson**, 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: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 75000.00

Deborah H. Kennedy
Affiant

Sworn and subscribed before me on the 10th day of June, 1997.

My Commission Expires: _____

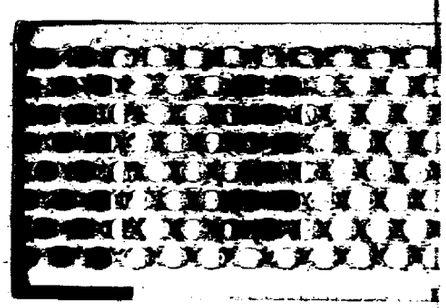
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

97 JUN 11 AM 10:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

03147 98
IDENTIF. ↑ REFERENCE

1818 06/11 0101 03CHECK 286.50



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

RECEIVED OF _____

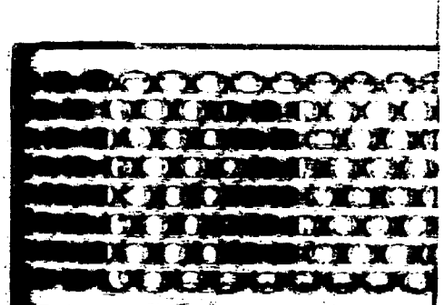
FOR _____

BOOK 10488 PG 899

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 75000.00	
			CON TX 277.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 286.50	
			CHECK 286.50	
06/11/97	01	10:30	0001	1818

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03114798
IDENTIF. ↑ REFERENCE

97 JUN 11 AM 10:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1161723