FILE NO. 36176

FILE BOX "7"

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 10709 PG 87

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 1997

Notary Public

MY COMMISSION EXPIRES: 12/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARCUS DAVID KENNEDY, JR. (NAME)	S A M E (NAME)	26-6-4
108 Habersham Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	GO 20317
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE KRIS A. SEXTON, Unmarried, and PATRICIA A. SEXTON, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARCUS DAVID KENNEDY, JR.

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. 4 on the Plan of Windsor Green, Phase 1, Section 1, Resubdivision of Lots 1-18, as of record in Book 6250, page 374, said Register's Office.

SAID Lot No. 4 fronts 27.59 feet on the northerly side of Habersham Court and runs back 135.14 feet on the westerly lot line and 135.51 feet on the easterly lot line to a line in the rear which measures 29.09 feet thereon.

BEING the same property conveyed to Kris A. Sexton, unmarried, and Patricia A. Sexton, married, by deed from Allison L. Russell, of record in Book 10199, page 18, Register's Office for Davidson County, Tennessee.

The property conveyed herewith has never been the residence of Patricia A. Sexton or any spouse thereof. See Waiver of Marital Rights in Book 10199, page 21, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is (unimproved / improved) X property, known as 108 Habersham Court, Goodlettsville, Tennessee 37072
(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 19th day of November, 19 97

Kris A. Sexton — Patricia A. Sexton

KRIS A. SEXTON PATRICIA A. SEXTON

BOOK 10709 PG 88

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named KRIS A. SEXTON and PATRICIA A. SEXTON

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 19th day of November, 19 97

Notary Public

Commission Expires 11-28-98

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

97 DEC -4 AM 11:06
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

7279 12/04 0101 03CHECK 310.55

IDENTIFICATION REFERENCE

WARRANTY DEED

FROM

TO

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10709 PG 89

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

DART	81500.00
CON TX	301.55
PRFEE	1.00
WDEED	8.00
TOTAL	310.55
CHECK	310.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10 0442 7279

0376646

IDENTIFICATION REFERENCE

97 DEC -4 AM 11:06

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1228098