18B

PREPARED BY: & RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10791 PG 576

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **February, 1998** between JAMES S. BOGLE, A MARRIED MAN, JOINED BY, and FAYE BOGLE, HIS WIFE, GRANTORs, and BRYAN GLENN KENNEDY, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES S. BOGLE, A MARRIED MAN, JOINED BY, and FAYE BOGLE, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto BRYAN GLENN KENNEDY, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1301 CAMPBELL ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

FAYE BOGLE, wife of JAMES S. BOGLE, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
JAMES S. BOGLE Signature of Seller

_____
FAYE BOGLE

98 FEB 11 PM 2:03
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 113998 67

2477 02/11 0101 03CHECK 1441.50

BOOK 10791 PG 577

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES S. BOGLE and HIS WIFE, FAYE BOGLE,** the within named bargainors, 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, at office, this **9th** day of **February, 1998.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

BRYAN GLENN KENNEDY, UNMARRIED and
1301 Campbell Rd
Goodlettsville, Tn 37072

Property Address:

1301 CAMPBELL ROAD
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

SUNTRUST BANK, NASHVILLE, N.A.
P.O. Box 305110
Nashville Tn 37230-5110

Map & Parcel #: MAP 33, PAR 45, MAP 32, PARCEL 124

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$385,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **February, 1998.**

Denise C. Allis
Notary Public

Comm. exp 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

TRACT ONE: A tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, being described according to a survey by John Kohl, Surveyor, dated January 4, 1980, as follows:

Beginning at a point in the southerly margin of Campbell Road, said point being located at the northerly most northeasterly corner of a tract consisting of 5.098 acres, more or less, having been conveyed to the Grantees herein under separate deed, and being the northerly most northwesterly corner of the herein described tract; thence with the southerly margin of Campbell Road, North 73 deg. 58' 30" East 15.36 feet to a point; thence continuing with the southerly margin of said Campbell Road, South 87 deg. 02' 26" East 1167.75 feet to a post at the northwesterly corner of the Stanley property of record in Book 5239, page 127, Register's Office for said County; thence leaving the southerly margin of said Campbell Road and with the westerly property lines of lands owned by Stanley, Tribble and Gober, South 2 deg. 52' 11" West 1197.98 feet to a post in the line of Gober; thence with the line of Gober, North 86 deg. 14' 24" West 488.12 feet to a post, corner to Gober; thence continuing with Gober's line, South 2 deg. 49' 48" West 465.51 feet to a point in the northerly margin of Lowes Lane, said point being the southerly most southwesterly corner of the property owned by Gober of record in Book 3878, page 734, said Register's Office; thence with the northerly margin of said Lowes Lane, North 86 deg. 02' 34" West 116.38 feet to the beginning of a slight curve to the left; thence with said curve having a tangent of 19.98 feet, a distance of 39.95 feet to a point; thence North 88 deg. 16' 34" West 221.53 feet to a point, said point being the southeasterly corner of a 5.00 acre, more or less, tract having been conveyed to Neal B. Smith and wife, Barbara E. Smith, thence leaving the northerly margin of said Lowes Lane and with the easterly line of the property having been conveyed to Smith, North 0 deg. 04' 27" West 466.69 feet to a point; thence North 88 deg. 16' 34" West 466.69 feet to a point in the easterly line of property owned by Jackson; thence with Jackson's easterly line North 0 deg. 04' 27" West 102.22 feet to a set stone at a fence corner, Jackson's northeasterly corner; thence with the easterly line of property owned by Bess, North 0 deg. 28' 21" West 579.40 feet to a point; thence leaving the easterly line of the Bess property, North 89 deg. 31' 39" East 326.73 feet to the northwesterly corner of an old cemetery lot; thence with the northerly line of said cemetery lot, North 73 deg. 54' 45" East 27.04 feet to a point; thence South 41 deg. 49' 34" East 31.33 feet to a point; thence South 7 deg. 46' 20" East with a line which passes through the southeasterly corner of said cemetery lot at 37.40 feet, a total distance of 156.60 feet to a point; thence South 88 deg. 30' East 210.14 feet to a point; thence North 1 deg. 30' East 300.00 feet to a point; thence North 63 deg. 52' 35" West 533.69 feet to a point; thence North 35 deg. 50' 06" East 179.33 feet to the point of beginning, containing 36.957 acres, more or less.

Included in the above description but expressly excluded from this conveyance is an old cemetery lot consisting of .058 acre, more or less, as set out in the survey by John Kohl, Surveyor, dated January 4, 1980, and being the family graveyard reserved in the deed from J.A. Lowe, et ux, to G.W. Peay of record in Book 492, page 368, said Register's Office.

TRACT TWO: A tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee being described according to a survey by John Kohl, Surveyor, dated January 4, 1980, as follows:

Beginning at a point in the southerly margin of Campbell Road, said point being the northeasterly corner of the Bess property of record in Book 2863, page 573, Register's Office for Davidson County, Tennessee, and being the northwesterly corner of the herein described tract; thence with southerly margin of Campbell Road, North 73 deg. 58' 30" East 251.91 feet to a point; thence leaving the margin of said Campbell Road, South 35 deg. 50' 06" West 179.33 feet to a point; thence South 63 deg. 52' 35" East 533.69 feet to a point; thence South 1 deg. 30' West 300.00 feet to a point; thence North 88 deg. 30' West 210.14 feet to a point; thence North 7 deg. 46' 20" West with a line which passes through the southeasterly corner of an old cemetery lot at 119.20 feet, a total distance of 156.60 feet to a point in the easterly line of said cemetery lot; thence continuing with the easterly line of said cemetery lot, North 41 deg. 49' 34" West 31.33 feet to a point; said point being the northerly most corner of the hereinabove referenced cemetery lot; thence with the northwesterly line of said cemetery lot, South 73 deg. 54' 45" West 27.04 feet to a point, said point being the northwesterly corner of said cemetery lot; thence South 89 deg. 31' 39" West 326.73 feet to a point in the easterly line of the Bess property; thence with Bess' easterly line; North 0 deg. 28' 21" West 436.92 feet to the point of beginning, containing 5.098 acres, more or less.

Being the same property conveyed to JAMES S. BOGLE and wife, Rita J. Bogle, by Warranty Deeds from RUBY M. ELROD, A WIDOW, of record in Book 5555, page 587, and Book 5555, page 586, Register's Office for DAVIDSON County, Tennessee, the said James S. Bogle and wife, Rita J. Bogle having since been divorced, Rita J. Bogle conveyed all of her right, title and interest in and to said property unto James S. Bogle by Quitclaim Deed of record in Book 6513, page 150, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 33, PAR 45, MAP 32, PARCEL 124).

2. Unrecorded easements for roads and utilities, if any.

3. Possible right-of-way for cemetery, not of record.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10791 PG 580

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

CANT
385000.00
CON TX 1424.50
PRFEE 1.00
WDEED 16.00
TOTAL 1441.50
CHECK 1441.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/11/98 01 14:05 0001 2477

98 FEB 11 PM 2:03

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No. 1253005