BOOK 10843 PG 36

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

x James D. Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 19 98.

William T. Berry
Notary Public

MY COMMISSION EXPIRES 5-28-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
JAMES D. KENNEDY & DEBORAH H. KENNEDY	SAME	119-010-336
(NAME)	(NAME)	119-010-337
5709 Spring House Way		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tn. 37027		
(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, HAROLD TRAURNICHT A/K/A HAROLD TRAUERNICHT d/b/a A & H VENDORS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. KENNEDY AND WIFE, DEBORAH H. KENNEDY

HEREINAFTER CALLED THE GRANTEES, THIER 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 lots Nos. 13 and 14 on the Plan of the subdivision of lots Nos. 7, 8, 9, 10, etc. of Cumberland Nurseries, as of record in Book 332, page 36, Register's Office for said County.

Said lots Nos. 13 and 14 front together 106 feet on the easterly side of Foster Street and run back between parallel lines with the northerly margin of Oriel Street 150 feet to an alley.

Being the same property conveyed to A & H VENDORS, HAROLD TRAURNICHT by deed from CORDELL EARPS and wife, EVELYN EARPS of record in Book 9395, page 244, Register's Office for Davidson County, Tennessee. HAROLD TRAURNICHT and HAROLD TRAUERNICHT are one and the same person. ANNIE TRAUERNICHTjoins in this conveyance in order to convey any interest she many have in A & H VENDORS or in the property described above by virtue of being the wife of HAROLD TRAUERNICHT, particularly marital rights.

98 MAR 18 AM 11:10
IX. REGISTER
DAVIDSON COUNTY, TN

PICK-UP

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

04 13594
IDENTIF. + REFERENCE

This is improved / unimproved property, known as 2240 & 2242 FOSTER AVE. NASHVILLE, TN 37211
(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 ti, 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 my hand this 12th day of MARCH, 19 98

Harold Traurnicht
A & H Vendors
Annie Trauernicht

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED ~~X~~ A/K/A HAROLD TRAURNICHT, a Notary Public in and for said County and State, the within named HAROLD TRAUERNICHT d/b/a A & H VENDORS and ANNIE TRAUERNICHT

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of MARCH 1998

Commission expires 5-28-2000

William J. Kelly
Notary Public

STATE OF TENNESSEE

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 (this oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do. executed 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 _____

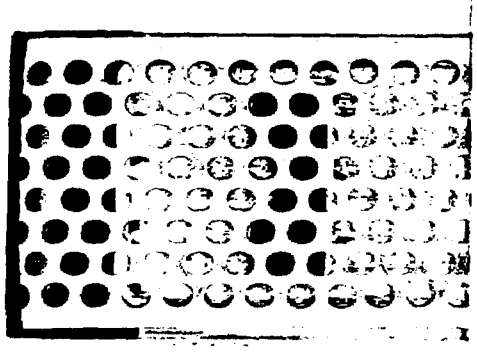
_____
Notary Public

WARRANTY DEED

FROM

TO

7332 03/18 0101 03CHECK 249.50



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

RECEIVED OF _____

FOR _____

BOOK 10843 PG 38

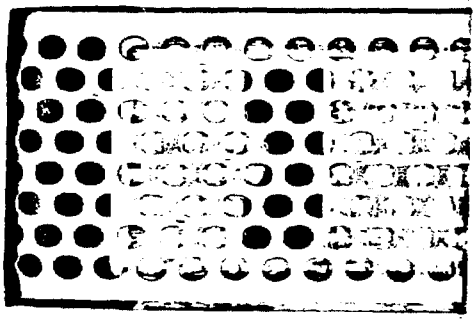
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

03/18/98 01 11:09 0001 7332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0413594
IDENTIF. ↑ REFERENCE

98 MAR 18 AM 11:10

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1267687