FROM: RAYMOND A. KENNEDY
AND WIFE, SIOBHAN KENNEDY

TO: DAVID J. HINSON AND WIFE,
MELISSA C. HINSON

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
David J. Hinson and wife,	CTX Mortgage Company	Map 104-16
Melissa C. Hinson	P.O. Box 199000	
2125 Belmont Boulevard	Dallas, TX 75219-9000	Parcel 94
Nashville, Tn. 37212		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, , a Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $298,000.00.

Affiant

Subscribed and sworn to before me, this the 25h day of January, 1999.

Notary Public

My Comm. Expires: 11/27/2001

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, we, Raymond A. Kennedy and wife, Siobhan Kennedy, hereinafter referred to as "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto David J. Hinson and wife, Melissa C. Hinson, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN).

Said property is transferred subject to 1999 Metropolitan Government taxes.

This is improved property known as 2125 Belmont Boulevard, Nashville, Tennessee 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

99FEB-3 PM 3:59
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

0544825
IDENTIF. A REFERENCE

WITNESS our hands this 25th day of January, 1999.

Raymond A. Kennedy

Siobhan Kennedy

435426.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond A. Kennedy and wife, Siobhan Kennedy, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 25th day of January, 1999.

Carol R. Rivers
NOTARY PUBLIC

My Commission Expires: 1/27/2001

CAROL R. RIVERS NOTARY PUBLIC AT LARGE

10039DFC
14043609

EXHIBIT "A"

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, Registered 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 Lot 145 & 146 northeastwardly 175 feet to the point of beginning.

Being the same property conveyed to Raymond A. Kennedy and wife, Siobhan Kennedy, by deed from Philip M. Walden, Jr. and wife, Melissa B. Walden, of record in Book 10474, page 332, Register's Office for Davidson County, Tennesssee.

1372 02/03 0101 03CHECK 1117.60

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11325 PAGE 869

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0544825

IDENTIF. & REFERENCE

99FEB-3 PM 3:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
298000.00
CON TX 1102.60
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1117.60
CHECK 1117.60

02/03/99 01 15:58 0001 1372

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1420706