Bat'd In

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$223,000.00
R.A.K.

Raymond A. Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January 19 99

Carol R. Rivers
Notary Public

MY COMMISSION EXPIRES: 1/27/2001
(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
APPROVED ATTORNEY TITLE & CLOSING COMPANY, L.L.C.
One Town Center, Cheshire, CT 06410

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond A. Kennedy and wife, Siobhan Kennedy	NationsBanc Mortgage Corp.	Map117-11F
(Name) 1731 Hillmont Dr.,#1734	(Name) P.O. Box 1675	Parcel 2
(Address) Nashville, Tn. 37215	(Address) Coraopolis, PA 15108	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND 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, MATTHEW M. SHAFFER, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond A. Kennedy and wife,Siobhan Kennedy

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 Unit No. 1734 on the Resubdivision of Lot 19-A, Hillmont Drive Condominiums, as of record in Book 8250, page 14, as amended in Second Amendment to Master Deed in Book 8412, page 882, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew M. Shaffer by deed from Ted S. Gordon, unmarried, of record in Book 10352, page 574, Register's Office of Davidson County, Tennessee.

This is improved (X) property, known as 1734 HILLMONT DRIVE, NASHVILLE, 37215

1374 02/03 0101 03CHECK 836.10

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto 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/his/her hand(s) this 14th day of January, 19 99

MATTHEW M. SHAFFER

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

99 FEB -3 PM 4:00
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

05448827

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MATTHEW M. SHAFFER the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Englewood, Colorado, ~~Tennessee~~, this 14 day of January, 1999.

Commission expires: 1/23/99

Patricia A Stewart
Notary Public

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Arapahoe

Before me, Patricia A. Stewart, a Notary Public in and for said County and State, the within named Matthew M. Shaffer with whom I am personally acquainted and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the Matthew M. Shaffer and _____ respectively of the _____ the within named bargainor, a corporation, and that he/she/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 _____.

Witness my hand and official seal at office at Englewood, Co on this the 14th day of January, 1999.

My commission expires 1/23/99

Patricia A Stewart
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11325 PAGE 881

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

0544827

IDENTIF. # REFERENCE

99FEB-3 PM 4:00

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				223000.00
			CON TX	825.10
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	836.10
			CHECK	836.10
02/03/99	01	15:59	0001	1374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1420708