File: Box 9B

First Title and Escrow Company, Inc.

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 11613 PAGE 652

#16702

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE M. SLATER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Commission Expires SEP 03,2000

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOAN GRACE MCEWEN	SUNSHINE MORTGAGE CORPORATION	MAP 117-2-C
(NAME)	(NAME)	
674 Timber Lane	P.O. BOX 9274	PARCEL 38.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	MARIETTA, GA 30065	FB# 7DA 71468
(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, Margaret Allen Kennedy Brown Trust and the Peter Munro Kennedy Trust and the Estate of Elizabeth B. Kennedy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joan Grace McEwen, unmarried

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:

A certain interest in land in Davidson County, Tennessee, being a part of the Plan of Regency Park Condominium Tract as shown per plat of record in Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee; the part herein described being: Unit No. 38 on said Plat, together with carport designated No. 38-A, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Regency Park Condominium. This conveyance is made together with all the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed of record in Book 3815, page 778, Surveyors Plans and ADministrative By-Laws, including but without limitations such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Elizabeth B. Kennedy by deed of record in Book 5068, page 524, Register's Office for Davidson County, Tennessee. The said Elizabeth B. Kennedy is also known as Elizabeth Battelle Kennedy and has since died. Under her will, found at Will Book 227, page 385 under docket number 99P-723 of the Seventh Circuit Court for Davidson County, Tennessee, the said Elizabeth Battelle Kennedy did devise the subject property to the Margaret Allen Kennedy Brown Trust and the Peter Munro Kennedy Trust, and under the First (and only) Codicil to the Will named Peter M. Kennedy as the Trustee for both Trusts and as the Executor of her Estate, and he signs in both his capacities.

unimproved ( )
This is improved (X) property, known as 674 Timber Lane, Nashville, Tennessee 37215
(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 my hand this 6th day of August, 19 99

Margaret Allen Kennedy Brown Trust
By: Peter M. Kennedy, Trustee

Peter Munro Kennedy Trust
By: Peter M. Kennedy, Trustee

Estate of Elizabeth B. Kennedy
By: Peter M. Kennedy, Executor

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 Peter M. Kennedy in his capacities as Executor of the Elizabeth B. Kennedy Estate and as Trustee of both the Margaret Allen Kennedy Brown Trust and the Peter Munro Kennedy Trust

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 Nashville, TN, Tennessee, this sixth day of August, 19 99.

Commission expires September 23, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that he as such _____ and _____ being authorized so to do, execute 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 Nashville, Tennessee on this the 6th day of August 19 99.

My commission expires _____

Notary Public

IDENTIF. # REFERENCE 0622610

99 AUG 10 PM 12:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

4264 08/10 0101 03CHECK 834.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11613 PAGE 654

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

0622610
IDENTIF. ← REFERENCE

99 AUG 10 PM 12:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
222500.00
CON TX 823.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 834.25
CHECK 834.25

08/10/99 01 12:37 0001 426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502441