THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

mail

BOOK 11688 PAGE 356

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 270,000.00

Kathleen Kemper
Affiant

Subscribed and sworn to before me, this 30th day of September 1999

Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KATHLEEN KEMPER 1110 Russell Street Nashville, Tennessee 37206	SAME	MAP 83-13 PARCEL 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY THOUSAND AND NO/100----------($ 270,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, BEN ANDERSON ALLEN AND JEFFREY L. MCKAY, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KATHLEEN KEMPER AND HUSBAND, WHITNEY KEMPER 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:

BEING Lot Nos. 58 and 59 on the Plan of East Edgefield Addition as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 58 and 59 front together 100.0 feet on the southerly side of Russell Street, formerly Linn Street, and run back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Ben Anderson Allen, as to a 90.0% interest, and Jeffrey L. McKay, as to a 10.0% interest, both unmarried, as joint tenants with right of survivorship by Quitclaim Deed from Ronald E. Underwood, as Trustee, of record in Book 9666, page 20, Register's Office for Davidson County, Tennessee.

This is improved property known as 1110 Russell Street, Nashville, Tennessee 37206

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.

GRANTORs 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of East Edgefield Addition of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of September, 19 99.

BEN ANDERSON ALLEN

JEFFREY L. MCKAY

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NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 BEN ANDERSON ALLEN AND JEFFREY L. MCKAY, BOTH UNMARRIED, the bargainor s, 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 and official seal this 30th day of September, 19 99.

Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5585 10/04 0101 03CHECK 1010.00

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 _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

Notary Public

My Commission Expires: _____

06426663

CROSS REFERENCE

99 OCT -4 PM 2:58

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0642663

REFERENCE

99 OCT -4 PM 2:58

REGISTER
DAVIDSON COUNTY, TN.

CAMT	270000.00
CON TX	999.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1010.00
CHECK	1010.00

10/04/99 01 15:01 0001 5685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523574