WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 99

Notary Public

MY COMMISSION EXPIRES: 7/26/2003
(AFFIX SEAL)

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	TAX PARCEL NUMBERS
Terrence Foss	Mortgage Portfolio Services Inc.	MAP 147-15
(NAME)	(NAME)	
1308 Erin Lane	4144 N. Central Express #900 Way	PARCEL 108
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas TX 75204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

My Commission Expires July 26, 2003

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, Ollie Russell Kennedy, Jr., Gerald Lee Kennedy, James Donald Kennedy and Kathy Diane Kennedy McKee, Devisees under the Last Will and Testament of Dorothy * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terrence Foss and wife, Christa Foss

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 Lot No. 17 on the Plan of Whispering Hills Subdivision, Section 5, as of record in Plat Book 3300, page 11, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ollie Russell Kennedy and Dorothy H. Kennedy as tenants in common by quitclaim deed from Andrew B. Gibson, Jr., Trustee, of record in Book 9742, page 576, said Register's Office. The said Ollie Russell Kennedy died and by Will of record in Will Book 202, page 253, Probate Court Clerk's Office for Davidson County, Tennessee, devised his interest in the subject property to The Kennedy Family Trust for the benefit of his wife, Dorothy H. Kennedy, and under the residuary clause of said Will, to Dorothy H. Kennedy. Under the terms of the Trust, upon the death of Dorothy H. Kennedy any principal and undistributed income was to be distributed to the surviving children, in equal shares. The said Dorothy H. Kennedy subsequently died, and by Will of record in Will Book 214, page 315, Probate Court Clerk's Office for Davidson County, Tennessee, devised the subject property to her surviving children, who are Ollie Russell Kennedy, Jr., Gerald Lee Kennedy, James Donald Kennedy and Kathy Diane Kennedy, now known as Kathy Diane Kennedy McKee.

CONTINUED

REAL ESTATE TRANSFER TAX 360.65

unimproved ( )
This is improved (X) property, known as 4912 Millerwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*H. Kennedy, and Gerald Lee Kennedy, Executor of the Estate of Dorothy H. Kennedy

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 our hand s this 1st day of December 19 99

Ollie Russell Kennedy, Jr.

James Donald Kennedy

Gerald Lee Kennedy, Individually

Kathy Diane Kennedy McKee

Gerald Lee 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 Ollie Russell Kennedy, Jr., the bargainor, 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 this 1st day of December, 1999.

Notary Public

My Commission Expires: 7/26/2003

My Commission Expires July 26, 2003

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 Gerald Lee Kennedy, Individually and as Executor of the Estate of Dorothy H. Kennedy, the bargainor, 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 this 1st day of December, 1999.

Notary Public

My Commission Expires: 7/26/2003

My Commission Expires July 26, 2003

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 James Donald Kennedy, the bargainor, 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 this 1st day of December, 1999.

Notary Public

My Commission Expires: 7/26/2003

My Commission Expires July 26, 2003

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 Kathy Diane Kennedy McKee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 1st day of December, 1999.

Notary Public

My Commission Expires: 7/26/2003

My Commission Expires July 26, 2003

99 DEC -2 PM 3:21

06633118

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11766 PAGE 551

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

06633118

REFERENCE

99 DEC -2 PM 3:21

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

CAMT	94500.00
CON TX	349.65
PRFEE	1.00
MTGTX	8.00
CFEE	2.00
TOTAL	360.65
CHECK	360.65

99 12 02 02 15:32 0001 7660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545257