This Instrument Prepared By:
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640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

Instr:200002010010440 Page: 1 OF 2
REC'D FOR REC 02/01/2000 1:59:33PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $203.50

ADDRESS NEW OWNER:
Ruel B. Jones
404 Elgin Street
Nashville, TN 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 133-1
PARCEL 327
6DA-37708

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James D. Kennedy and wife, Deborah H. Kennedy hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ruel B. Jones, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 112, on the Plan of Sunrise Heights Addition, of record in Plat Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James D. Kennedy and wife, Deborah H. Kennedy, by deed from Ronnie E. Pollock of record in Book 11138, Page 240, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 2000 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 415 Elgin Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruel B. Jones, his heirs and assigns, forever; and we, James D. Kennedy and wife, Deborah H. Kennedy do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of January, 2000.

James D. Kennedy

Deborah H. Kennedy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James D. Kennedy and wife, Deborah H. Kennedy the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of January, 2000.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of January, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001