PROPERTY TAX INFORMATION:

OWNER: Michael S. Kennelly, an
Unmarried person
2704 Call Hill Road
Nashville, TN 37211

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map: 172.12 O.B.
Parcel: 119.00 CO

Instr:200002170015840 Page: 1 OF 2
REC'D FOR REC 02/17/2000 9:38:54AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $576.83

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the undersigned, **CORDELL CHOATE and wife, MAIE N. CHOATE,** has bargained and sold and does hereby transfer and convey unto **MICHAEL S. KENNELLY,** an unmarried person, his heirs and assigns, forever, that certain tract or parcel of real estate situated in the 6th Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

LAND in Davidson County, TN, being Lot No. 502 on the Resubdivision of Lot 300, Section Five and Lot 502, Section 7, Bradford Hills, of record in Book 7900, Page 6 and Book 6050, page 493, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 8069, page 170 and Book 8522, page 853; By-laws in Book 8071 page 531; Charter in Book 8071, page 520; Open Space in Book 8154, page 304, Deeds of Conveyance in Book 8377, page 769 and Book 8377, page 808, and all matters shown on the Plan of Record.

The same property conveyed to Cordell Choate and wife, Maie N. Choate, by deed of reference in Book 10977, page 885, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that the same is unencumbered, except by lien of the 2000 ~~Rutherford County and Murfreesboro City~~ cc mc metropolitan Nashville Davidson County property taxes which have been prorated between the parties and the Grantee having paid their prorata share unto the Grantor at closing, the Grantor agrees to pay the same in full when due.

The undersigned further covenants and binds themselves, their successors and assigns, to forever warrant and defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantees upon delivery of this deed.

WITNESS THE HAND OF THE UNDERSIGNED by its duly authorized representative this the 26th day of January, 2000.

Cordell N. Choate

Maie N. Choate

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26th day of January, 2000, before me personally appeared CORDELL N. CHOATE and wife, MAIE N. CHOATE, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 26th day of January, 2000.

My commission expires:
3/13/00

NOTARY PUBLIC

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 155,900.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 26th day of January, 2000.

NOTARY PUBLIC
My Commission Expires: [redacted]