RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP 38688

Instr:200003210028675 Page: 1 OF 2
REC'D FOR REC 03/21/2000 10:17:44AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $517.63

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 20 00

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane W. Kennedy (NAME)	**SUNTRUST BANK** (NAME)	MAP 172-12
6040 Bradford Hills Drive (ADDRESS)	**1 PARK PLACE, N.E.** (ADDRESS)	GROUP A
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	**ATLANTA, GA 30303** (CITY) (STATE) (ZIP)	PARCEL 013-CO

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, Matthew E. Rockwell and wife, Rulah E. Rockwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shane W. Kennedy and wife, Linda L. Kennedy

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, TN, being Lot No. 13 on the Plan of Section One, Bradford Hills P.U.D. of record in Plat Book 7900, page 6 and as amended in Plat Book 7900, pages 110 - 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew E. Rockwell and wife, Rulah E. Rockwell by deed from Robert T. Davidson and wife, Melinda A. Davidson of record in Book 9429, page 475, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 6 and Plat Book 7900, pages 110 - 112; restrictions of record in Book 8069, page 170; by-laws of record in Book 8071, page 531; agreement of record in Book 8292, page 753; charter of record in Book 8071, page 520; open space conveyance of record in Book 8154, page 304; and deeds of conveyance for sanitary sewers and water mains of record in Book 8377, page 769 and Book 8377, page 808; all of record in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 6040 Bradford Hills Drive, Nashville, Tennessee 37211
(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 our hand s this 13th day of March 20 00

Matthew E. Rockwell

Rulah E. Rockwell

Rulah E. Rockwell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew E. Rockwell and wife, Rulah E. Rockwell

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 at Brentwood, Tennessee, this 13th day of March, 2000.

Commission expires 5-28-2000

Catherine R Tice Mass
Notary Public

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____, on this the _____ day of _____, 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Matthew E. Rockwell and wife,
Rulah E. Rockwell

TO

Shane W. Kennedy and wife,
Linda L. Kennedy

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027