This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

Instr:200003230029429 Page: 1 OF 2
REC'D FOR REC 03/23/2000 9:01:14AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $323.75

ADDRESS NEW OWNER:
James D. Kennedy and Deborah H. Kennedy
609 German Lane
Franklin, TN 37067

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 118-4
PARCEL 2
6DA-22640

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Clarence I. Hight Jr., Theresa Linda Oldham, Patrick Stephen Hight, and Lawrence Stanley Hight, tenants in common hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James D. Kennedy and wife, Deborah H. Kennedy, as tenants by the entirety, 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:

> A lot or parcel of land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, a part being marked 8/10 of an acre on the Plan of a part of the property owned by J. W. Russwurm, of record in Book 547, Page 114, said Register's Office, described according to a survey made by John Sullivan, County Surveyor, July 12, 1947, as follows:
>
> BEGINNING at the northwest corner of Rosedale Avenue and Brookhaven Lane; thence with the margin of said Lane, N3°42'E, 198.8 feet to a fence line; thence with said line, N82°40'W, 135 feet; thence with a fence, S14°24'W, 232 feet to the northerly margin of Rosedale Avenue; thence with the said Avenue, S73°E, 22 feet to a turn in said Avenue and continuing with the northerly margin of said Avenue, N84°26'E, 158.5 feet to the beginning.
>
> Being the same property conveyed to Clarence I.Hight,Jr., Teresa Linda Oldham, Patrick Stephen Hight and Lawrence Stanley Hight, by deed from Clarence I. Hight and Theresa Hayden Hight of record in Book 11463, Page 513, Register's Office for Davidson County, Tennessee.

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

Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4246, Page 160, said Register's Office.

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

Teresa Linda Oldham and Theresa Linda Oldham is one and the same person.

This is improved property known as 538 Rosedale Avenue, 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 James D. Kennedy and wife, Deborah H. Kennedy, their heirs and assigns, forever; and we, Clarence I. Hight Jr., Theresa Linda Oldham, Patrick Stephen Hight, and Lawrence Stanley Hight, tenants in common 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 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 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 21st day of March, 2000.

Clarence I. Hight Jr.

Clarence I. Hight Jr.

Theresa Linda Oldham

~~Teresa~~ Linda Oldham

THERESA TLO

Patrick Stephen Hight

Patrick Stephen Hight

Lawrence Stanley Hight

Lawrence Stanley Hight

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Clarence I. Hight Jr., ~~Teresa~~ THERESA TLO Linda Oldham, Patrick Stephen Hight, and Lawrence Stanley Hight, tenants in common 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 21st day of March, 2000.

Gene W. Floyd

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 87,500.00

James D. Kennedy

AFFIANT

Subscribed and sworn to before me this 21st day of March, 2000.

Gene W. Floyd

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.