FILE BOX 45

WARRANTY DEED

Instr:200004130037471 Page: 1 OF 2
REC'D FOR REC 04/13/2000 2:33:31PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $251.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF April 20 00

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

DAVIDSON COUNTY TENN. NOTARY PUBLIC PATRICIA A. NICHOLLS

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blair L. Jones (NAME)	Guaranty Trust Company (NAME)	MAP 51-1
913 Due West Avenue (ADDRESS)	640 Broadmor Blvd., Suite 100 (ADDRESS)	PARCEL 53
Madison, TN 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

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, David Neal Kennedy and Peggy Joyce Kennedy, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Blair L. Jones, unmarried

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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 79 on the Map of Due West Valley Acres, not of record, but described as follows:

Beginning on the southerly margin of Due West Avenue, at the common corner of Lots Nos 79 and 80; thence with the line between said lots Nos 79 and 80, southerly 500 feet to a point and dead line; thence with the same and westerly 100 feet to a point; thence northerly 500 feet to the southerly margin of Due West Avenue; thence with said margin easterly 100 feet to the beginning.

BEING the same property conveyed to David Neal Kennedy and Peggy Joyce Kennedy, husband and wife, by deed from Karen Treichler, unmarried and Jessica D. Treichler Plank, married, of record in Book 10245, Page 676, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) Sanitary Sewer and/or Storm Drainage Easement of record in Book 7878, Page 501, said Register's Office.

unimproved ( )
This is improved (X) property, known as 913 Due West Avenue, Madison, TN 37115
(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 11th day of April, 20 00

David Neal Kennedy

David Neal Kennedy

Peggy Joyce Kennedy

Peggy Joyce

FILE BOX 45

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 David Neal Kennedy and Peggy Joyce Kennedy, husband and wife

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 Nashville, Tennessee, this 11th day of April 20 00

Commission expires March 24, 2001

Notary Public

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 (or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

Notary Public