70-A

Instr:200004180038580 Page: 1 OF 3
REC'D FOR REC 04/18/2000 8:26:01AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $525.40

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April

Notary Public

MY COMMISSION EXPIRES: 1/27/2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael A. Zoretic	New Owner	MAP
(NAME) 5150 Hereford Court	(NAME)	PARCEL
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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, Ollie Russell Kennedy, Jr. and Gerald Lee Kennedy and Kathy Diana McKee and James Donald Kennedy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Zoretic

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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 2805 Azalea Place, Nashville, TN 37204
(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 as set forth hereafter day of

Ollie Russell Kennedy, Jr.

Kathy Diana McKee

Gerald Lee Kennedy

James Donald Kennedy

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 Ollie Russell Kennedy, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal this 11 day of April, 2000.

Notary Public

My Commission Expires: 7/26/2003

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 Gerald Lee Kennedy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal this 13th day of April, 2000.

Notary Public

My Commission Expires: 1/27/2001

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 James Donald Kennedy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal this 13 day of April, 2000.

Notary Public

My Commission Expires: 7/26/2003

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 Kathy Diana McKee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 12th day of April, 2000.

Notary Public

My Commission Expires: 1/27/2001

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 20 of Block "B" on the Map of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Azalea Place at the corner of Lots Nos. 19 and 20; thence with the line between said lots westerly 109.7 feet to a point; thence southerly 132.11 feet to a point in the northerly margin of an unnamed Street or Azalea Place, thence with the margin of the same easterly 72.26 feet to a concrete monument at the beginning of a curve; thence around said curve northeasterly to another concrete monument in the westerly margin of Azalea Place; thence with the westerly margin of the same northerly 110.96 feet to the beginning.

Being the same property conveyed to O. Russell Kennedy and wife, Dorothy H. Kennedy by deed from Joseph Wilburn Haskins and wife, Billie L. Haskins of record in Book 4813, page 988, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Andrew B. Gibson, Jr., Trustee, and by the same instrument, an undivided one-half (1/2) interest each was conveyed unto Ollie Russell Kennedy and Dorothy H. Kennedy as tenants in common with no right of survivorship of record in Book 9742, page 582, said Register's Office. The said Ollie Russell Kennedy having since died and devised his interest in the property to Dorothy H. Kennedy pursuant to his Last Will and Testament of record in Will Book 202, page 253, Probate Court Clerk's office for Davidson County, Tennessee. The said Dorothy H. Kennedy having conveyed a ten (10%) percent interest to each of her children, Ollie Russell Kennedy, Jr., Gerald Lee Kennedy, Kathy Diana McKee and James Donald Kennedy, of record in Book 10307, page 297, said register's Office, so that 60% of property was owned by Dorothy H. Kennedy and the remaining 40% by the above named four children. The said Dorothy H. Kennedy having since died and pursuant to her Last Will and Testament of record in Will Book 214, page 315, Probate Court Clerk's Office for Davidson County, Tennessee, her remaining 60% interest was to be conveyed to her four children, Ollie Russell Kennedy, Jr., Gerald Lee Kennedy, Kathy Diana McKee and James Donald Kennedy. By Executor's Quitclaim Deed recorded as Instrument No. 200002020010941, Register's Office for Davidson County, Tennessee, Ollie Russell Kennedy, Jr., Gerald Lee Kennedy, Kathy Diana McKee and James Donald Kennedy, beneficiaries of the Dorothy H. Kennedy Estate as established in her Last Will and Testament, Will Book 214, page 315, Probate Court Clerk's Office, Davidson County, Tennessee, conveyed a 21.71% interest to Ollie Russell Kennedy, Jr.; a 21.71% interest to Gerald Lee Kennedy; and a 16.58% to Kathy Diana McKee, creating a tenancy in common with no right of survivorship. James Donald Kennedy joined in the execution of said Executor's Quitclaim Deed to quit claim all his right, title and interest he received from his mother's Last Will and Testament to Ollie Russell Kennedy, Jr., Gerald Lee Kennedy and Kathy Diana McKee. The said James Donald Kennedy retained the 10% interest in the property he received from his mother by Quitclaim Deed of record in Book 10307, page 297, Register's Office for Davidson County, Tennessee. Therefore, title to the above property is owned as follows: Ollie Russell Kennedy, Jr., 31.71% interest; Gerald Lee Kennedy, 31.71% interest; Kathy Diana McKee, 26.58% interest; and James Donald Kennedy, 10% interest.

The said Kathy Diana McKee is one and the same person as Kathy Diane McKee.