40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

W I Simon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2000.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Instr:200005310054193 Page: 1 OF 3
REC'D FOR REC 05/31/2000 3:39:31PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $86.95

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 NUMBERS
Will Simon	New Owner	MAP 135-5
(NAME)	(NAME)	
200 East Tennessee Ave.		PARCEL 8
(ADDRESS)	(ADDRESS)	
Oak Ridge, TN 37830		
(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, James Donald Kennedy and wife, Deborah H. Kennedy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Will Simon and wife, Angie Simon

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

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 524 Veritas Street, Nashville, TN 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 31st day of May, 2000

James Donald Kennedy

James Donald Kennedy

Deborah H. Kennedy

Deborah H. 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 James Donald Kennedy and wife, Deborah H. Kennedy

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 31st day of May, 2000

Commission expires 7/26/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 359 on the Plan of Sunrise Heights, Second Plan, as of record in Plat Book 421, page 46, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 359 fronts 50 feet on the northerly margin of Veritas Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ollie Russell Kennedy and wife, Dorothy H. Kennedy, as to a one-half undivided interest and James Donald Kennedy and wife, Dorothy H. Kennedy, also as to a one-half undivided interest, both couples owning their interests as tenants by the entireties, by deed from Keith E. Carter of record in Book 6440, page 442, Register's Office for Davidson County, Tennessee; further being the same property in which the Ollie Russell Kennedy and Dorothy H. Kennedy conveyed their interests as tenants by the entirety to Andrew B. Gibson, Jr., Trustee, of record in Book 9742, page 588, Register's Office for Davidson County, Tennessee, and the said Andrew B. Gibson, Jr., Trustee, conveyed his interest to Ollie Russell Kennedy as to a one-fourth undivided interest and Dorothy H. Kennedy as to a one-fourth undivided interest with no right of survivorship, also of record in Book 9742, page 588, Register's Office for Davidson County, Tennessee. The said Ollie Russell Kennedy having died on the 29th day of August, 1995, and pursuant to his Last Will and Testament of record in Will Book 202, page 253, Probate Court Clerk's Office, Davidson County, Tennessee, he conveyed his interest to the Kennedy Family Trust; the said Dorothy H. Kennedy having died on the 14th day of May, 1997 and pursuant to her Last Will and Testament, of record in Will Book 214, page 315, Probate Court Clerk's Office, Davidson County, Tennessee, her interest went to Ollie Russell Kennedy, Jr., Gerald Lee Kennedy, Kathy Diana McKee, also known as Kathy Diane McKee and James Donald Kennedy.

And further being the same property conveyed to Ollie Russell Kennedy, Jr., Gerald Lee Kennedy, Kathy Diana McKee and James Donald Kennedy by Executor and Trustee Quitclaim Deed from The Kennedy Family Trust and the Dorothy H. Kennedy Estate of record in Instrument Number 200002020010931, said Register's Office.

The said Ollie Russell Kennedy, Jr., Gerald Lee Kennedy and Kathy Diana McKee, also known as Kathy Diane McKee, conveyed their interest in the property to James Donald Kennedy by Quitclaim Deed of record in Instrument Number 200002020010932, said Register's Office.