BK 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Holly M. Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 06/15/00.

Notary Public

MY COMMISSION EXPIRES: 11/25/00

(AFFIX SEAL)

Instr:200006160060049 Page: 1 OF 3
REC'D FOR REC 06/16/2000 9:36:04AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $323.75

THIS INSTRUMENT WAS PREPARED BY
Michael T. Haley, Attorney
Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly M. Kennedy (NAME)	SAME (NAME)	**74-04**
8141 Bonnafair Drive (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	**96.00**
Hermitage, TN 37076 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN 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,

Fredda M. Lee and Linda P. England, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holly M. Kennedy, 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:

See Attached Legal Description

Subject to the following: easements, setback lines and restrictions of record as shown on Plat of record in Book 4675, page 125, Register's Office for said County, and otherwise of record; zoning regulations and rights for public utilities; county property taxes for 2000 to be prorated as of date of deed and assumed by Grantee.

NOTE: A mortgage loan inspection dated April 26, 2000, by Campbell McRae and Associates Surveying, Inc., RLS No. 1838, did disclose an encroachment upon the subject Lot 39 and neighboring Lot 38. See Deeds of Easement recorded simultaneously herewith. Included in this conveyance is all the Grantors right, title and interest in ~~those respective easements~~ that easement.

This is unimproved ( )
improved (X)property known as 8141 Bonnafair Drive (House Number/Street) Hermitage (City/Town) TN (State) 37076 (Postal Code)

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 15th day of June, 2000.

Fredda M. Lee
FREDDA M. LEE

Linda P. England
LINDA P. ENGLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

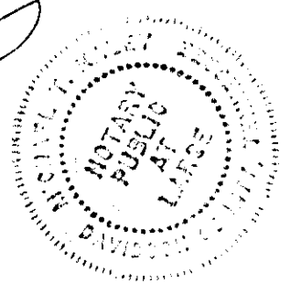
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fredda M. Lee and Linda P. England, both unmarried,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that __they__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville**, **TN**, this **06/15/00**.

_____ Notary Public

Commission Expires:

11/25/00



LEGAL DESCRIPTION:

The following described real estate situated, lying and being in the County of Davidson, State of Tennessee, to wit:

Lot No. 39, Section Twelve, on the Plan of Hermitage Hills, as of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Fredda M. Lee and Linda P. England by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development by Debbie Geraci, Attorney-In-Fact for the Secretary of Housing and Urban Development, dated January 5, 2000, recorded January 13, 2000, of record at Instrument 200001130004634, Register's Office for Davidson County, Tennessee.

rta/68507-00