PREPARED BY (AND RETURN TO):

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Instr:200008250084108 Page: 1 OF 2
REC'D FOR REC 08/25/2000 10:29:54AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1091.50

W & I Ref: (st) Title No: 41834
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Craig H. Kennedy Tiina Hyvonen 1907 Cedar Lane Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: 117-04-313

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 295,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael L. Dagley and spouse, Janet R. Dagley,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Craig H. Kennedy and spouse, Tiina Hyvonen,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 1 on the A. B. Montgomery Lands as of record in Book 1, page 22, Chancery Court for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of "Ellenway" or Cedar Lane, at the northeast corner of the property conveyed to W. J. Flynn and wife, by deed from Albert G. Morris and wife, of record in Book 1079, page 555, said Register's Office; thence with the southerly margin of said Lane easterly 90 feet; thence, southerly 160 feet to the northerly margin of an alley; thence, with the same westerly 80 feet to said Flynn's southeast corner; thence, with said Flynn's eastern boundary line northerly 160 feet to the beginning.

Being the same property conveyed to Michael L. Dagley, unmarried by deed from Walter Carter and wife, Christie Carter of record in Book 10995, Page 841, Register's Office for said County. By Warranty Deed of record in Book 11324, page 810, said Register's Office, the said Michael L. Dagley conveyed his interest in subject property to Janet R. Dagley to create a tenancy by the entirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The above described conveyance is subject to; Taxes for the year 2000; A five foot easement for public utilities along the southerly line of said property, as set forth in deed of record in Book 1049, page 634, said Register's Office.

This is improved property, known as: 1907 Cedar Lane, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of August, 2000.

Michael L. Dagley **Janet R. Dagley**

State of Tennessee
County of Davidson

On this 18th day of August, 2000, before me the undersigned authority, personally appeared **Michael L. Dagley** and **Janet R. Dagley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/30/04 Notary Public

PEGGY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 295,000.00

Affiant

Sworn and subscribed before me on the 18th day of August, 2000.

Notary Public

My Commission Expires: _____

LINDA N. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.