Davidson County DEEDWARR
Recvd: 10/27/00 15:04 2pgs
Fees:11.00 Taxes:1095.20
20001027-0106812

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00.

Sandra L. Tomlin
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of October, 2000.

Notary Public

My Commission Expires: 10/22/04

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Lee Locke Kennedy
213 Cherokee Road
Nashville TN 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 103-12-0-022.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anastasia Brown, formerly known as Anastasia Pruitt,** hereinafter referred to as Grantors, hereby transfers and conveys to **Lee Locke Kennedy, unmarried,** hereinafter referred to as 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 Davidson County, Tennessee, being the northerly 1/2 of Lot No. 18 & Lot 19 Block "L" on the Plan of Cherokee Park Third Section, as of record in Plat Book 843, page 2 and 3, Register's Office for said County described as follows:

Said 1/2 of Lot No. 18 and all of Lot No. 19 front together 90 feet on the westerly margin of Cherokee Road and extend back 125.72 feet on the northerly line and 125.58 feet on the southerly line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Anastasia Pruitt, married, now known as Anastasia Brown, married, by deed from Michael A. Hamilton and wife, Nancy L. Hamilton by instrument of record in Book 10096, page 65, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 819, Page 164, Register's Office for Davidson County, Tennessee.

The Plan of record in Plat Book 843, Page 2 & 3, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2000 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 213 Cherokee Road, Nashville TN 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 23rd day of October, 2000.

Anastasia Brown

Tony Ersic Brown

Tony Ersic Brown joins in this transaction to convey any and all interest, marital or otherwise, in subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anastasia Brown and husband, Tony Ersic Brown, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of October, 2000.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE

Notary Public

10/22/01

My Commission Expires

02425-ST