This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Davidson County DEEDWARR
Recvd: 01/31/01 08:35 3pgs
Fees:15.00 Taxes:647.50
20010131-0009268

ADDRESS NEW OWNER:
David R. Kennedy
5208 Roxborough Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
Edward C. Kennedy and wife, Helen J. Kennedy
5617 Ottershaw Court
Brentwood, Tennessee 37027

MAP **085-11-0**
GROUP
PARCEL **101.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Howard Kenneth Hale and wife, Ina Jerrene Hale** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **David R. Kennedy and wife, Deborah L. Kennedy**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A parcel of land including a residence located on Lebanon Highway in the 3rd Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Turner Engineering Company, October 28, 1959, as follows:

Beginning at an iron pin in the north right-of-way line of Lebanon Highway, said point being approximately 182 feet form the south corner of the farm formerly known as the H. E. Stanford property, and approximately 4,016 feet from the west end of the highway bridge across Stones River, and preceding the following bearings and distances: Around a 1945 foot radius curve to the left in a southwesterly direction, a distance of 174.0 feet to an iron pin; thence North 64 degrees 44 minutes West a distance of 403.8 feet to a point in the property line of the Stanford Country Club Estates (formerly known as the H. E. Stanford property); thence North 25 degrees 54 minutes East a distance of 172.0 feet along the property line of the Stanford Country Club Estates to a point; thence South 64 degrees 33 minutes East a distance of 383.9 feet to the point of beginning, containing 1.6 acres more or less.

Being the same property conveyed to Howard Kenneth Hale and wife, Ina Jerrene Hale by deed from Turner M. Hooper and wife, Juanita Hooper dated June 1, 1962, of record in Book 3399, page 07, Register's Office for Davidson County, Tennessee.

This is improved property known as 3052 Lebanon Road, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2001, a lien not yet due and payable. Map 085-11-0, Parcel 101.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2001 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hands this the 30th day of January, 2001.

Howard Kenneth Hale

Howard Kenneth Hale

Ina Jerrene Hale

Ina Jerrene Hale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Howard Kenneth Hale and wife, Ina Jerrene Hale**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of January, 2001.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of January, 2001.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/2004