This instrument prepared by:
Benchmark Title Company
110 Court Square - P.O. Box 39
Lafayette, Tennessee 37083

Davidson County DEEDWARR
Recvd: 03/09/01 09:22 2pgs
Fees:11.00 Taxes:185.00
20010309-0022425

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
W. MICHAEL KENNEDY and wife, NANCY C. KENNEDY
430 Cumberland Ave.
Madison TN 37115

MAP: 43-09 PARCEL: 192

FOR AND IN CONSIDERATION of FIFTY THOUSAND ($50,000.00) DOLLARS, cash in hand paid by the Grantees to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, I, ***VASSIE LOU FRANKLIN,*** have bargained and sold, and by these presents do transfer and convey unto, ***W. MICHAEL KENNEDY and wife, NANCY C. KENNEDY***, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Being Lot No. 1 of Block H of Woodlawn Estates, A Subdivision in the County of Davidson, State of Tennessee, a plat of which is of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to S.L. Franklin and wife, Vassie Lou Franklin by deed from W.D Dutton and wife, Dora Willmeta Dutton of record in Book 1126, page 648, Register's Office for Davidson County, Tennessee. The aforementioned S.L. Franklin died 4/26/56, leaving Vassie Lou Franklin as owner of said property. Vassie Franklin, Vassie Rutherford and Vassie Bradley are one and the same person.

The above described property has an address of 430 Cumberland Ave., Madison, TN 37115.

Possession with deed.

2001 taxes shall be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***W. MICHAEL KENNEDY and wife, NANCY C. KENNEDY***, their heirs and assigns, forever. And I covenant with the said, ***W. MICHAEL KENNEDY and wife, NANCY C. KENNEDY***, 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said, ***W. MICHAEL KENNEDY and wife, NANCY C. KENNEDY,*** their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 21st day of February, 2001.

Vassie Lou Franklin

VASSIE LOU FRANKLIN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and county, personally appeared, ***VASSIE LOU FRANKLIN, unmarried,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Madison, Tennessee, this the 21st day of February, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/4/2002

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 21 day of February, 2001.

REGISTER OR NOTARY

MY COMMISSION EXPIRES: 1/4/2002