Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: SV3427056

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Karen Lawrence Revocable Trust	New Owner At Same Address	Map: 104-13
411 Bowling Ave.		Parcel: 179
Nashville, TN 37205		7DA-01850

For and in Consideration of the sum of $ 179,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Helen J. Kennedy and William J. Jarrett, Jr., as tenants in common,

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto Karen Pamela Lawrence, Trustee of the Karen Lawrence Revocable Trust, as Trustee with full power to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever she deems appropriate without the requirement of the joinder of any Trustor or Beneficiary of said Trust

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 1** on the plan of the Resubdivision of Lots 3 and 9, Block "L" of Whitland Realty Company's Subdivision as of record at **Plat Book 1424, page 43,** in the Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to Ulla T. Allen by Installment Deed as of record at Book 3875, page 561 (said lien was released at Book 4769, page 561); and, being all the same property vested in Ulla T. Allen and wife, Margaret Drake Allen by Trustee's Deed at Book 6937, page 584; and, the said Ulla T. Allen having since died in Davidson County, Tennessee, on Sept. 17, 1996 (see Tennessee Death Cert. Number 96-05034); and, the said Margaret Drake Allen having since died in Davidson County, Tennessee, on Nov. 9, 2000 (see Tennessee Death Cert. Number 0006089); and, by the Will of the said Margaret Drake Allen (see Davidson County Probate Court Rule No. 00P-176, and the Will of record at Will Book 233, page 542) the herein described real property was devised to Helen J. Kennedy and William J. Jarrett, Jr.; and being all the same property conveyed by Executor's Quitclaim Deed to the said Helen J. Kennedy and William J. Jarrett, Jr., as tenants in common as of record at Instrument Number 20010314-0024463, all recording references are to the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. 2001 property taxes which have been prorated this date and the Grantee assumes in full; and,

2. Sewer Easement in favor of Metro Nashville & Davidson County as of record at Book 3932, page 284, said Register's Office; and,

3. The limitations as appear on the plan of record at Plat Book 1424, page 43, said Register's Office.

Edward C. Kennedy, spouse of the said grantor, Helen J. Kennedy, and Mildred B. Jarrett, spouse of the said grantor, William J. Jarrett, Jr., join herein for the sole but express purposes of conveying any and all right, title, and/or interest each may have in the herein described property by virtue of their marital status with said respective grantor.

Davidson County DEEDWARR
Recvd: 07/23/01 10:54 2pgs
Fees:13.00 Taxes:662.30
20010723-0077676

This is improved property known as: 411 Bowling Ave., Nashville, TN 37205
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 hands on this 20th day of JULY, 20 01

Helen J. Kennedy

William J. Jarrett, Jr.

Edward C. Kennedy

Mildred B. Jarrett

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 179,000.00.

Karen P. Lawrence, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 7-20-01

My Commission Expires: 10-25-2003

Notary Public : Marbut Glenn Gaston, Jr.

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 Helen J. Kennedy and spouse, Edward E. Kennedy and William J. Jarrett, Jr. and spouse, Mildred B. Jarrett

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on July 20, 2001.

My Commission Expires: 10-25-2003

Notary Public Marbut Glenn Gaston, Jr.

STATE OF TENNESSEE:
COUNTY OF _____ :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public