This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
James D. Kennedy and Deborah H. Kennedy
609 German Lane
Franklin, TN 37067

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 04/08/02 15:19 2pgs
Fees:13.00 Taxes:286.75
20020408-0042891

MAP AND PARCEL:
MAP 119-1
PARCEL 409.00
6DA-15475

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, I, Wanda Faye Watkins, Executrix of the ESTATE OF ROBERT FRED WILLIAMS hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James D. Kennedy and wife, Deborah H. Kennedy, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 105, on the Plan of Barbara Heights, Section 2, of record in Plat Book 3842, Page 270, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Robert Fred Williams and wife, Jeannette Williams, by deed from J. B. Johnson and wife, Barbara Hauff Johnson of record in Book 5427, Page 922, Register's Office for Davidson County, Tennessee. The said Jeannette Williams having predeceased Robert Fred Williams who died testate October 8, 2000, Probate #00P1887, Will Book 239, Page 147, Probate Court for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 3842, Page 270, said Register's Office.

Taxes for 2002 have been pro-rated and assumed by Grantees.

Wanda Faye Watkins, Executrix of the Estate of Robert Fred Williams joins herein for the purpose of warranting to the grantee that she shall defend this estate for all taxes and debts whatsoever.

This is improved property known as 115 Oriel Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James D. Kennedy and wife, Deborah H. Kennedy, their heirs and assigns, forever; and I, Wanda Faye Watkins, Executrix of the ESTATE OF ROBERT FRED WILLIAMS do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind ourselves, our 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 27th day of March, 2002.

ESTATE OF ROBERT FRED WILLIAMS

Wanda Faye Watkins EXR

Wanda Faye Watkins, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Wanda Faye Watkins with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 27th day of March, 2002.

Gene W. Floyd

Notary Public

My Commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 77,500.00.

James D. Kennedy

AFFIANT

Subscribed and sworn to before me this 27th day of March, 2002.

Gene W. Floyd

NOTARY PUBLIC

My Commission Expires: 11/27/2004