PREPARED BY (AND RETURN TO): **WILKINS & IVEY** Attorneys At Law Woodmont Centre, Suite 100 104 Woodmont Blvd. Nashville, TN 37205 Ph. (615) 298-3312 - Fax. 292-8746 E-mail: *main@wilkinsandivey.com* W & I Ref:(SK) Title No: 44031 Dav. Co. File: Box 8

ADDRESS NEW OWNER: James D. Kennedy Deborah H. Kennedy 2201 Dunn Ave Nashville, Tennessee 37211 **RESPONSIBLE FOR TAX PAYMENT:** SAME

TAX MAP-PARCEL NUMBERS: 118-03-015

Davidson County DEEDWARR
Recvd: 11/18/02 14:22 3pgs
Fees:18.00 Taxes:285.37

20021118-0142774

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $77,126.89 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Melanni Rohrig, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James D. Kennedy and spouse, Deborah H. Kennedy** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 7 on the Map of Fessey Court of record in Book 1835, page 72, Register's Office for said County.

SAID Lot No. 7 fronts 39.01 feet on the northerly margin of Fessey Court and extends back 170.62 feet on the easterly lines and 98.98 feet on the westerly line to a dead line in the rear, measuring 145 feet thereon.

BEING the same property conveyed to George A. Prickett, Jr. and wife, Melanni L. Prickett by deed from William R. Landon, Jr. and wife, Frances O. Landon of record in Book 3877, page 166, Register's Office for said County. The said George A. Prickett , Jr. has since died. The said Melanni L. Prickett is now known as Mary Melanni Rohrig.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 72, said Register's Office, which Plan shows a 35 foot minimum building setback line from Fessey Court and a 10 foot easement for public utility purposes along the rear lines of said lot and a 10 foot sewer easement located on the westerly side line of said lot.

This is improved property, known as: 2686 Fessey Court, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's

heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of November, 2002.

Mary Melanni Rohrig

Mary Melanni Rohrig

State of FLORIDA

County of Charlotte

On this 12th day of November, 2002 , before me the undersigned authority, personally appeared **Mary Melanni Rohrig** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.
Florida Driver's License.

Bonnie K. Kolacsky

My Commission Expires: 2-1-2005 Notary

BONNIE K. KOLACSKY
MY COMMISSION # CC 988052
EXPIRES: February 1, 2005
Bonded Thru Notary Public Underwriters

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $77,126.89

James D. Kennedy

Affiant

Sworn and subscribed before me this the 15th day of November, 2002

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires 7/25/2003

WIdoc: Deed Wty-12/92