After Recording Return To:
TransContinental Title Company
6025 Lee Highway Suite 330
Chattanooga, TN 37421
Deal No 23-6886
THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PI
One Commerce Square Suite 2380
Memphis, Tennessee

Davidson County DEEDWARR
Recvd: 08/14/03 10:31 3pgs
Fees:18.00 Taxes:318.20
20030814-0116857

New Owner Property Being Conveyed
FRED J. HAPPEL &
ALICE F. HAPPEL
1315 Mercury Drive
Nashville, TN 37217

Send Tax Bills To:
New Owner

Map & Parcel:
12-2-169

WARRANTY DEED

This instrument, made and entered into on this the 11th day of August, 2003, by and between JASON W. KENNEDY joined by his wife DAWN R. KENNEDY, Grantors, and FRED J. HAPPEL and ALICE F. HAPPEL, husband and wife, Grantees.

WITNESSETH:

That for and in consideration of the sum of $ 86,000 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantees, their successors and assigns, the following described real estate:

BEING LOT NO. 117, ON THE PLAN OF STARDUST ACRES, OF RECORD IN BOOK 1424, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JASON W. KENNEDY AND WIFE, DAWN R. KENNEDY, BY DEED FROM NANCY MARIE WEAKLEY, DATED 06/16/2000 AND RECORDED 06/20/2000 IN INSTRUMENT NO. 200006200061215, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

TAX PARCEL IDENTIFICATION # 12-2-169
PROPERTY ADDRESS: 1315 Mercury Drive Nashville, TN 37217
TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns, in fee simple forever.

And the said Grantors covenants with the Grantee, their successors and assigns, that they have lawfully seized and possessed of the premises above conveyed, and have a good and lawful

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

IN WITNESS WHEREOF, this Grantor has hereunto set her hand and seal on this the date first above written.

Dawn R. Kennedy
DAWN R. KENNEDY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, DAWN R. KENNEDY, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 8th day of August, 2003.

Notary Public
My Commission Expires 7/21/07

JAMES T. SEARS NOTARY PUBLIC AT LARGE Davidson County, TN

I or We hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 86,000, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 8th day of August 2003.

Notary Public My Commission Expires: 7/21/07

JAMES T. SEARS NOTARY PUBLIC AT LARGE Davidson County, TN

Name and Address of Property Owner:

Same

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

Same

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title to property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

right to sell and convey the same; that said premises is free from all encumbrance, and that they, the Grantors, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set his hand and seal on this the date first above written.

JASON W. KENNEDY

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, JASON W. KENNEDY, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 8th day of August, 2003.

Notary Public
My Commission Expires