File Box 24B

This instrument prepared by:
Lesa H. Skoney,
Tune, Entrekin & White, P.C.
315 Deaderick, Suite 2100
Nashville, TN 37238

Davidson County DEEDWARR
Recvd: 02/17/04 09:14 3pgs
Fees:18.00 Taxes:3052.50
20040217-0017785

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
James D. and Deborah H. Kennedy	Same	Map: 105-12 Parcel: 29-30
609 German Lane		
Franklin, TN 37067		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is $825,000.00.

James D. Kennedy
AFFIANT

Subscribed and sworn to before me this 13th day of February

A. B. Waddell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/24/07

ANGELA WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

SPECIAL WARRANTY DEED

THIS INSTRUMENT MADE AND ENTERED INTO on this the 13th day of February, 2004, by and between LINDA H. DONOHO, (an unmarried person) AS SPECIAL TRUSTEE OF THE WILLIAM J. DONOHO, JR. LIVING TRUST DATED JUNE 20, 2002 hereinafter referred to as "GRANTOR", and, JAMES D. KENNEDY AND WIFE DEBORAH H. KENNEDY hereinafter referred to as "GRANTEE";

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby

acknowledged, GRANTOR does hereby transfer and convey unto GRANTEE, their heirs and assigns, the following described real estate, to wit:

Land in the 1st Civil District of Davidson County, Tennessee, being shown on Tract 2 on a boundary survey dated March 9, 1978, prepared by Turner Engineering Co., Inc., as follows:

Property fronting on Nolensville Road, Nashville, Tennessee, and beginning at an iron pin on the Northeasterly right-of-way of the Louisville & Nashville Railroad, thence, with said railroad right-of-way, North 6 deg. 34' West a distance of 146.1 feet to an iron pin, thence; with a 1738.2 foot radius curve to the right a distance of 212.45 feet to an iron pin at the Southwesterly corner of Lot No. 7, Section 3 of Fair View Park recorded in Book 5060, page 102, Register's Office for Davidson County, Tennessee, thence; with the Southerly margin of said Lot No. 7 and Lot Nos. 6 and 4, South 54 deg. 38' 05" East a distance of 773.97 feet to an iron pin, thence, with the Westerly line of Lot No. 3 of Transpo Center as recorded in Book 4660, page 116, said Register's Office, South 35 deg. 19' 04" West a distance of 419.24 feet to an iron pin on the Northeasterly right-of-way of Nolensville Road; thence Northwesterly with a 4251.3 foot curve to the right a distance of 564.01 feet to the point of beginning and containing 5.178 acres, more or less.

This conveyance is subject to a Conditional Easement with rights of ingress and egress as set forth in the Easement Agreement of record in Book 8389, page 849, said Register's Office and easements of record in Book 5125, page 85, Book 6401 page 939, and Book 8150 page 843 and Book 11617 page 845 and Book 10843 page 354, said Registers Office of Davidson County.

Being the same property conveyed to LINDA H. DONOHO, AS SPECIAL TRUSTEE OF THE WILLIAM J. DONOHO, JR. LIVING TRUST DATED JUNE 20, 2002 from Kennette Sweeney, Successor Trustee of the William J. Donoho, Jr. Living Trust Dated June 20, 2002 by deed of record as Instrument No. 20031208-0176090 in Register's Office for Davidson County, Tennessee.

This is improved property known as 504 - 508 Interstate Blvd and 1914 Nolensville Pike, Nashville, TN.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, their heirs and assigns, forever.

GRANTOR does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind herself, as Special Trustee, her successors and assigns, to warrant and forever defend the title to said land to said GRANTEE, their heirs, and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

GRANTOR, Linda H. Donoho as Special Trustee of the William J. Donoho Jr. Living Trust dated June 20, 2002, executes his deed and makes the covenants and warranties herein solely in her stated fiduciary capacity, and not in her general individual capacity or otherwise.

WITNESS my hand this the 13th day of February, 2004.

GRANTOR:

Linda H. Donoho, Special Trustee

LINDA H. DONOHO, as Special Trustee
of the William J. Donoho, Jr. Living Trust
Dated June 20, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary of the State and County aforementioned, personally appeared LINDA H. DONOHO, with whom I am personal acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SPECIALTRUSTEE of the WILLIAM J. DONOHO, JR. LIVING TRUST DATED JUNE 20, 2002, the within named bargainor, and that such person, as such SPECIAL TRUSTEE, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by such person as the SPECIAL TRUSTEE.

WITNESS my hand, at office, this 13th day of February, 2004.

A. BLANK WADDELL
NOTARY PUBLIC

NOTARY PUBLIC
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: 11/24/07.

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