Davidson County DEEDWARR
Recvd: 05/14/04 14:13 5pgs
Fees:28.00 Taxes:666.00
20040514-0056986

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kimberly K. Colson 655 Devon Dr. Nashville, TN 37220	Same as New Owner	Map 146-15 Parcel 70

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, D. RAYMOND KENNEDY, JR., JEAN KENNEDY WAGGONER, ALICE KENNEDY PHILLIPS, ALCY BAGGOTT, JR., DAVID SANFORD BAGGOTT, MARY LOUISE BAGGOTT COLEMAN, MAURICE F. KNOX, JR., DAVID KNOX, JACKSON KNOX, WALTER JAKES, JR., LYN JAKES, RUTH ANN JAKES BAUMGARTNER, WILLIE FRANK KENNEDY JOHNSON, O. R. KENNEDY, JR., JERRY KENNEDY, KATHY KENNEDY MCKEE, DON KENNEDY, JAMES ESTES, JEFF ESTES AND N. SUSAN ESTES MCGEE, as tenants in common, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto KIMBERLY K. COLSON, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 102 on the Plan of Haileywood Estates, Section VI, of record in Book 2331, page 158, Register's Office for said County.

SAID Lot No. 102 fronts 113.1 feet on the easterly side of Devon Drive and runs back 201.2 feet on the northerly line and 228 feet on the southerly line, which is a broken line, to a dead line in the rear on which it measures 81.4 feet.

BEING the same property conveyed to Mary Louise Kennedy and Nelda June Kennedy, as tenants in common, by deed of record in Book 6999, page 749, Register's Office for Davidson County, Tennessee. And, Mary Louise Kennedy was the mother of Nelda June Kennedy and the said Mary Louise Kennedy died on June 28, 1992. Nelda June Kennedy was the only child born to or adopted by Mary Louise Kennedy during her lifetime and was her only heir at law, as a result of which ownership and title to the said property became vested in Nelda June Kennedy. The said Nelda June Kennedy died on November 25, 2003 at the age of 72 years, unmarried and without issue and the said property became vested in her heirs at law, as tenants in common, as follows: D. Raymond Kennedy, Jr., Jean Kennedy Waggoner, Alice Kennedy Phillips, Alcy Baggott, Jr., David Sanford Baggott, Mary Louise Baggott Coleman, Maurice F. Knox, Jr., David Knox, Jackson Knox, Walter Jakes, Jr., Lyn Jakes, Ruth Ann Jakes Baumgartner, Willie Frank Kennedy Johnson, O. R. Kennedy, Jr., Jerry Kennedy, Kathy Kennedy McKee, Don Kennedy, James Estes, Jeff Estes and N. Susan Estes McGee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 655 Devon Drive, Nashville, Tennessee 37220.

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, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 2331, page 158, said Register's Office.

3. Subject to Restrictive Covenants of record in Book 4115, page 512, said Register's Office, if applicable.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for ALCY BAGGOTT, JR., under a Power of Attorney of record in Instrument No. 20040330-0035381, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for N. SUSAN ESTES McGEE, under a Power of Attorney of record in Instrument No. 20040330-0035382, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for JAMES ESTES, under a Power of Attorney of record in Instrument No. 20040330-0035383, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for O. R. (KENNY) KENNEDY, JR., under a Power of Attorney of record in Instrument No. 20040330-0035384, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for DON KENNEDY, under a Power of Attorney of record in Instrument No. 20040330-0035385, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for RUTH ANN JAKES BAUMGARTNER, under a Power of Attorney of record in Instrument No. 20040330-0035386, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for JERRY KENNEDY, under a Power of Attorney of record in Instrument No. 20040330-0035387, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for LYN JAKES, under a Power of Attorney of record in Instrument No. 20040330-0035388, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for JACKSON KNOX, under a Power of Attorney of record in Instrument No. 20040330-0035389, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for WALTER JAKES, JR., under a Power of Attorney of record in Instrument No. 20040330-0035390, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for DAVID SANFORD (SANDY) BAGGOTT, under a Power of Attorney of record in Instrument No. 20040330-0035391, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for DAVID KNOX, under a Power of Attorney of record in Instrument No. 20040330-0035392, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for D. RAYMOND KENNEDY, JR., under a Power of Attorney of record in Instrument No. 20040330-0035393, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for JEAN KENNEDY WAGGONER, under a Power of Attorney of record in Instrument No. 20040330-0035394, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for JEFF ESTES, under a Power of Attorney of record in Instrument No. 20040330-0035395, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for MAURICE F. (SONNY) KNOX, JR., under a Power of Attorney of record in Instrument No. 20040330-0035396, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for ALICE KENNEDY PHILLIPS, under a Power of Attorney of record in Instrument No. 20040330-0035397, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for KATHY KENNEDY McKEE, under a Power of Attorney of record in Instrument No. 20040330-0035398, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for MARY LOUISE BAGGOTT COLEMAN, under a Power of Attorney of record in Instrument No. 20040330-0035399, Register's Office for Davidson County, Tennessee.

ROSEMARY KAY MOSIER executes this Warranty Deed as Attorney-in-Fact for WILLIE FRANK KENNEDY JOHNSON, under a Power of Attorney of record in Instrument No. 20040330-0035400, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

D. Raymond Kennedy, Jr.
By Rosemary Kay Mosier, Attorney in Fact
D. RAYMOND KENNEDY, JR.
BY: ROSEMARY KAY MOSIER, Attorney In Fact

Jean Kennedy Waggoner
By Rosemary Kay Mosier, Attorney in Fact
JEAN KENNEDY WAGGONER
BY: ROSEMARY KAY MOSIER, Attorney In Fact

Alice Kennedy Phillips
By Rosemary Kay Mosier, Attorney in Fact
ALICE KENNEDY PHILLIPS
BY: ROSEMARY KAY MOSIER, Attorney In Fact

Alcy Baggott, Jr.
By Rosemary Kay Mosier, Attorney in Fact
ALCY BAGGOTT, JR.
BY: ROSEMARY KAY MOSIER, Attorney In Fact

David Sanford Baggott
By Rosemary Kay Mosier, Attorney in Fact
DAVID SANFORD BAGGOTT
BY: ROSEMARY KAY MOSIER, Attorney In Fact

Mary Louise Baggott Coleman
By Rosemary Kay Mosier Attorney in Fact
MARY LOUISE BAGGOTT COLEMAN
BY: ROSEMARY KAY MOSIER, Attorney In Fact

Maurice F. Knox, Jr.
By Rosemary Kay Mosier, Attorney in Fact
MAURICE F. KNOX, JR.
BY: ROSEMARY KAY MOSIER, Attorney In Fact

David Knox
By Rosemary Kay Mosier, Attorney in Fact
DAVID KNOX
BY: ROSEMARY KAY MOSIER, Attorney In Fact

Jackson Knox
By Rosemary Kay Mosier, Attorney in Fact
JACKSON KNOX
BY: ROSEMARY KAY MOSIER, Attorney In Fact

Walter Jakes, Jr.
By Rosemary Kay Mosier, Attorney in Fact
WALTER JAKES, JR.
BY: ROSEMARY KAY MOSIER, Attorney In Fact

Lyn Jakes
By Rosemary Kay Mosier, Attorney in Fact
LYN JAKES
BY: ROSEMARY KAY MOSIER, Attorney In Fact

Ruth Ann Jakes Baumgartner
By Rosemary Kay Mosier, Attorney in Fact
RUTH ANN JAKES BAUMGARTNER
BY: ROSEMARY KAY MOSIER, Attorney In Fact

Willie Frank Kennedy Johnson
By Rosemary Kay Mosier, Attorney in Fact
WILLIE FRANK KENNEDY JOHNSON
BY: ROSEMARY KAY MOSIER, Attorney In Fact

O.R. Kennedy, Jr.
By Rosemary Kay Mosier, Attorney in Fact
O. R. KENNEDY, JR.
BY: ROSEMARY KAY MOSIER, Attorney In Fact

Jerry Kennedy
By Rosemary Kay Mosier, Attorney in Fact
JERRY KENNEDY
BY: ROSEMARY KAY MOSIER, Attorney In Fact

Kathy Kennedy McKee
By Rosemary Kay Mosier, Attorney in Fact
KATHY KENNEDY MCKEE
BY: ROSEMARY KAY MOSIER, Attorney In Fact

"GRANTEES"

Kimberly K Colson
KIMBERLY K. COLSON, a single woman

Don Kennedy
By: Rosemary Kay Mosier, Attorney in Fact
DON KENNEDY
BY: ROSEMARY KAY MOSIER, Attorney In Fact

James Estes
By: Rosemary Kay Mosier, Attorney in Fact
JAMES ESTES
BY: ROSEMARY KAY MOSIER, Attorney In Fact

Jeff Estes
By: Rosemary Kay Mosier, Attorney in Fact
JEFF ESTES
BY: ROSEMARY KAY MOSIER, Attorney In Fact

Susan Estes McGee
By: Rosemary Kay Mosier, Attorney in Fact
SUSAN ESTES MCGEE
BY: ROSEMARY KAY MOSIER, Attorney In Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY K. COLSON, a single woman, 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.

WITNESS my hand, at office, this the 29th day of April, 2004.

HOMER R. AYERS Notary Public At Large Exp. 8/20/2006 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 29th day of April, 2004, before me, personally appeared ROSEMARY KAY MOSIER, to me known to be the person who executed the foregoing instrument on behalf of D. Raymond Kennedy, Jr., Jean Kennedy Waggoner, Alice Kennedy Phillips, Alcy Baggott, Jr., David Sanford Baggott, Mary Louise Baggott Coleman, Maurice F. Knox, Jr., David Knox, Jackson Knox, Walter Jakes, Jr., Lyn Jakes, Ruth Ann Jakes Baumgartner, Willie Frank Kennedy Johnson, O. R. Kennedy, Jr., Jerry Kennedy, Kathy Kennedy McKee, Don Kennedy, James Estes, Jeff Estes and N. Susan Estes McGee, and acknowledged that she executed the same as the free act and deed of the said D. Raymond Kennedy, Jr., Jean Kennedy Waggoner, Alice Kennedy Phillips, Alcy Baggott, Jr., David Sanford Baggott, Mary Louise Baggott Coleman, Maurice F. Knox, Jr., David Knox, Jackson Knox, Walter Jakes, Jr., Lyn Jakes, Ruth Ann Jakes Baumgartner, Willie Frank Kennedy Johnson, O. R. Kennedy, Jr., Jerry Kennedy, Kathy Kennedy McKee, Don Kennedy, James Estes, Jeff Estes and N. Susan Estes McGee.

WITNESS my hand and official seal this the 29th day of April, 2004.

HOMER R. AYERS Notary Public At Large Exp. 8/20/2006 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Kimberly K Colson
Affiant

Sworn to and subscribed before me, this the 29th day of April, 2004.

NOTARY PUBLIC

HOMER R. AYERS Notary Public At Large Exp. 8/20/2006 STATE OF TENNESSEE