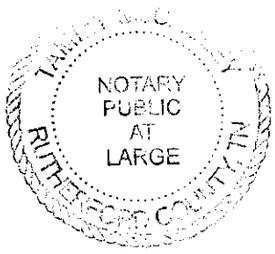
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,400.00

Preston T. Bailey Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 12-18-05

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/20/04 09:42 2pgs
Fees:13.00 Taxes:445.48
20040920-0112609

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Preston T. Bailey Jr.	American Home Mortgage	107/04-0/25
(NAME) 563 Lockwood Court	(NAME) 520 Broadhollow	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Melville New York 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marc A. Kennedy and wife, Terrie Kennedy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Preston T. Bailey Jr.**, 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. 42 on the Plan of Larkwood as of record in Book 2900, Page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 41.45 feet on the easterly side of Lockwood Court, and extends back 217.45 feet on the northerly line and 133.00 feet on the southerly line to a dead line, measuring 197.21 feet thereon.

Being the same property conveyed to Marc A. Kennedy by Warranty Deed dated August 16, 1995 from James E. Thompson and wife, Linda W. Thompson of record in Book 9768, Page 318, Register's Office for Davidson County, Tennessee.

*I, Terrie Kennedy, wife of Marc A. Kennedy, join in the execution of this document conveying any marital interest that I may have in subject property to Preston T. Bailey, Jr.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record. (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 563 Lockwood Court, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of September, 2004.

Marc A. Kennedy

Terrie Kennedy

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Marc A. Kennedy and wife, Terrie Kennedy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of September, 2004.

My Commission Expires: 12-18-05

Notary Public

File Number2408386
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

NOTARY PUBLIC AT LARGE

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