Davidson County DEEDWARR
Recvd: 10/29/04 11:20 3pgs
Fees:18.00 Taxes:514.00
20041029-0130054

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville TN 37214

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219
Ph: (615) 883-5898 Fax (615) 883-754

ADDRESS NEW OWNER:

John Bell and wife,
Cheryl Bell
326 Lynn Drive
Nashville, TN 37211

SEND TAX BILL:

Same

MORTGAGEE:
Commerce Mortgage Group
611 Commerce Street, Suite 2709
Nashville, TN 37203

MAP AND PARCEL:
MAP 147-1
PARCEL 86

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ollie Russell Kennedy, Jr., a 35.24% interest, Gerald Lee Kennedy, a 35.24% interest, and Kathy Diana McKee, a 29.52% interest**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **John Bell and wife, Cheryl Bell**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 344 on the Plan of Section III, Caldwell Hall, as of record in Plat Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ollie Russell Kennedy, Jr., a 35.24% interest, Gerald Lee Kennedy, a 35.24% interest, and Kathy Diana McKee, a 29.52% interest, by deed from Ollie Russell Kennedy, Jr., Gerald Lee Kennedy, Kathy Diana McKee and James Donald Kennedy, co-trustees of the Kennedy Family Trust as established in the Last Will and Testament of Ollie Russell Kennedy, Sr.'s Last Will and Testament, Will Book 202, page 253, Probate Court Clerk's Office, Davidson County, Tennessee, and as the residuary beneficiaries of the Dorothy H. Kennedy Estate, Will Book 214, page 315, Probate Court Clerk's Office, Davidson County, Tennessee and Gerald Lee Kennedy, Executor of the Dorothy H. Kennedy Estate, Will Book 214, page 315, Probate Court Clerk's Office, Davidson County, Tennessee, by QuitClaim Deed of record in Instrument No. 200002020010940, re-recorded in Instrument No. 200006010054717, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real property taxes for the current year which have been assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 326 Lynn Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27 day of October, 2004.

Ollie Russell Kennedy, Jr.

Gerald Lee Kennedy

Kathy Diana McKee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Gerald Lee Kennedy and Kathy Diana McKee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27 day of October, 2004.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Ollie Russell Kennedy, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27 day of October, 2004.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $138,920.00.

Pamela A Phillips
AFFIANT

Subscribed and sworn to before me
this 27 day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires
July 21, 2007