Dav. Co. File Box 14-A
jtc file no. 17543-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/04 09:53 2pgs
Fees:13.00 Taxes:7832.90
20041202-0143450

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,117,000.00**

Affiant

Subscribed and sworn to before me, this the 1st day of December, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William H. Kenny, Jr. **Debra L. Kenny**	**Pinnacle National Bank**	**Map 116-7, Parcel 077.00**
4302 Lillywood Road	**211 Commerce Street, Suite 300**	
Nashville, TN 37205	**Nashville, TN 37201**	

FOR AND IN 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,

Brian Carr and Carol H. Carr, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William H. Kenny, Jr. and wife, Debra L. Kenny

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:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 16 and the easterly part of the southerly part of Lot No. 14 and the westerly part of Lot No. 15 and the westerly part of the southerly part of Lot No. 13 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and being shown as Lot No. 3 on the Map of a Resubdivision of said lots and other lots, not of record and described according to a copy of a survey thereof made by Harvey Gee, Surveyor, November 12, 1949, as follows:

Beginning at a point in the northerly margin of Lillywood Road, formerly Third Street, 545 feet East of the easterly margin of Lynwood Boulevard; thence, northerly, parallel to the margin of Lynwood Boulevard, 300 feet to a point; thence, easterly, parallel to the margin of Lillywood Road, 160.5 feet to a point; thence, southerly parallel to Lynwood Boulevard, 300 feet to the northerly margin of Lillywood Road; thence, with the margin of the same, westerly 160.5 feet to the point of beginning.

Being the same property conveyed to Brian Carr and Carol H. Carr, husband and wife by Deed from McClure Real Estate, LLC, a Tennessee limited liability company, of record in Instrument No. 20040402-0037404, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **4302 Lillywood Road, Nashville, TN 37205**

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 convenant 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 **1st** day of **December, 2004.**

Brian Carr

Carol H. Carr

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Carr and Carol H. Carr,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **December, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC
WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05