Davidson County DEEDWARR
Recvd: 10/07/05 15:22 2 pgs
Fees:13.00 Taxes:529.10
20051007-0121731

This Instrument Prepared By:
TITLE ESCROW, INC
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Chris Kennedy and Jill Kennedy
1621 Aaronwood Drive
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
New Century Mortgage Corporation
3109 W. Martin Luther King Blvd. #300
Tampa, TL 336007

MAP AND PARCEL:
MAP 63-16-B
PARCEL 42.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, D. Leniger, Trustee, AARONWOOD TRUST hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Chris Kennedy and wife, Jill Kennedy, as tenants by the entirety, 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. 133, on the Plan of Hampton Park I, formerly Chitwood Downs, a Planned Unit Development, of record in Plat Book 6900, Pages 550, 551 and 552, and Certificate of Correction of record in Book 7462, Page 445, and by an Amendment to Change Name of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to D. Leniger, Trustee, Aaronwood Trust, by deed from Andrea Heffernan, married, of record in INST: 20050524-0058605, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Such easements and setback lines of record in Plat Book 6900, Pages 550, 551 and 552, and Certification of Correction of record in Book 7462, Page 445; Dedication of Easement for Public Utilities of record in Book 8657, Page 179, said Register's Office; Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7351, Page 852; as amended in Book 7451, Page 739, said Register's Office. Taxes for 2005 have been pro-rated and paid.

This is improved property known as 1621 Aaronwood Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Chris Kennedy and wife, Jill Kennedy, their heirs and assigns, forever; and D. Leniger, Trustee, AARONWOOD TRUST does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of September, 2005.

AARONWOOD TRUST

D. Leniger Trustee
D. Leniger, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named D. Leniger, Trustee of AARONWOOD TRUST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the , Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of September, 2005.

Mo Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 143,000.00.

D. Leniger, Trustee
AFFIANT

Subscribed and sworn to before me this 30th day of September, 2005.

Mo Frances Rudy
NOTARY PUBLIC
My Commission Expires: 7-29-06

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212