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

ADDRESS NEW OWNER:
James D. Kennedy and Deborah H. Kennedy
609 German Lane
FRANKLIN TN 37064

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 162-02
PARCEL 237.00

Davidson County DEEDWARR
Recvd: 06/20/06 12:34 2 pgs
Fees:13.00 Taxes:301.55

20060620-0073495

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, I, John D. Richardson, Trustee, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James D. Kennedy and wife, Deborah H. 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. 276, on the Plan of Colewood Acres, Section 4, of record in Plat Book 4175, Page 144, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John D. Richardson, Trustee, by Quitclaim Deed from Teresa A. Richardson, of record in INST: 20060411-0041599, Register's Office for Davidson County, Tennessee.

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

Subject to such easements and setback lines of record in Plat Book 4175, Page 144, said Register's Office.

Taxes for 2006 have been pro-rated and assumed by grantee.

This is improved property known as 4925 Olivia Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James D. Kennedy and wife, Deborah H. Kennedy, their heirs and assigns, forever; and I, John D. Richardson, Trustee, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind myself, my 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 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 15th day of June, 2006.

John D. Richardson 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 John D. Richardson Trustee, ~~Trustee~~ 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of June, 2006.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 81,500.00.

AFFIANT

Subscribed and sworn to before me this 15th day of June, 2006.

NOTARY PUBLIC
My Commission Expires: 3/22/2008

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.