WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/07 13:57 2 pgs
Fees:13.00 Taxes:518.00

20070404-0040475

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: November 24, 2007

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rayburn McGowan Jr.	Regions Bank DBA Regions Mortgage	Map 118- 04-0, Parcel 2.00
(NAME) 538 Rosedale Avenue	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37211, TN 37211	(ADDRESS) Birmingham, AL 35244	
(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, James D. Kennedy and spouse Deborah H. Kennedy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rayburn McGowen Jr., a single person, 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:

A lot or parcel of land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, a part being marked 8/10 of an acre on the Plan of a part of the property owned by J. W. Russwurm, of record in Book 547, page 114, said Register's Office, described according to a survey made by John Sullivan, County Surveyor, dated July 12, 1947, as follows:

Beginning at the northwest corner of Rosedale Avenue and Brookhaven Lane; thence with the margin of said Lane, N 3 deg. 42' E, 198.8 feet to a fence line; thence with said line, N 82 deg. 40' W, 135 feet; thence with a fence, S 14 deg. 24' W, 232 feet to the northerly margin of Rosedale Avenue; thence with the said Avenue, S 73 deg. E, 22 feet to a turn in said Avenue and continuing with the northerly margin of said Avenue, N 84 deg. 26' E, 158.5 feet to the beginning.

Being the same property conveyed to James D. Kennedy and wife, Deborah H. Kennedy by deed from Clarence I. Hight, Jr. Theresa Linda Oldham, Patrick Stephen Hight and Lawrence Stanley Hight dated March 21, 2000, of record in Instr. No. 20000323-0029429, Register's Office for Davidson County, Tennessee.

This is the same legal description as used on prior Deeds.

This is the same legal description as used in the prior Deed. This property is being sold as is.
This conveyance is subject to 2007 taxes, prorated and assumed by the Grantee(s); to any and all easements, restrictive covenants, zoning regulation; Subject to Sanitary Sewer and Storm Drainage Easement as set out in Book 4246, page 160, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 538 Rosedale Avenue, Nashville, TN 37211

(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 our hands this 30th day of March, 2007.

James D. Kennedy

Deborah H. Kennedy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, James D. Kennedy and spouse Deborah H. Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he/she/they are the bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this.

Commission expires: November 24, 2007

Ann B. Waddell Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN