File Box 248

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/07 15:26 2 pgs
Fees:13.00 Taxes:196.10

20070511-0056937

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Carl E. Porter Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2007.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

R. Blackwell
Notary Public

MY COMMISSION EXPIRES: November 24, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl E. Porter Jr.	Franklin American Mortgage	Map 133-05-0, Parcel 6.00
(NAME)	(NAME)	
528 Veritas Street	501 Corporate Centre Dr. #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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 Donald Kennedy and wife, Deborah H. Kennedy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl E. Porter Jr. and wife, Jessica Lynn Porter, 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.363 on the plan of Sunrise Heights Addition of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to O. R. Kennedy and wife, Dorothy H. Kennedy and **James Donald Kennedy and wife, Deborah H. Kennedy** by deed from Lomas Mortgage USA dated 4/23/91 of record in Book 8336, page 838, Register's Office for Davidson County, Tennessee. O. R. Kennedy and wife, Dorothy H. Kennedy divided their one-half (1/2) interest and conveyed it to Ollie Russell Kennedy and Dorothy H. Kennedy each a one-forth undivided, with no rights of survivorship, by Quitclaim Deed of record in Book 9742, page 590, said Register's Office. Ollie Russell Kennedy, a/k/a O. R. Kennedy, have died 8/29/95, and pursuant to his last Will and Testament of record in Will Book 202, page 253, Probated court Clerk's Office, Davidson county, Tennessee, conveyed his one-forth (1/4) interest to the Kennedy Family Trust; the said Dorothy H. Kennedy having died on 5/24/97 and pursuant to her Last Will and Testament, of record in Will Book 214, page 315, Probate Court Clerk's Office, Davidson County, Tennessee, her one-forth (1/4/) interest went to Ollie Russell Kennedy, Jr., Gerald Lee Kennedy, Kathy Diana McKee and James Donald Kennedy; therefore, an Executor and Trustee's Quitclaim Deed conveyed a one-half (1/2) interest to Ollie Russell Kennedy, Jr. and Gerald Lee Kennedy, Kathy Diana McKee and James Donald Kennedy of record in Instr. No. 20000202-0010935, said Register's Office. Ollie Russell Kennedy, Jr., Gerald Lee Kennedy, and Kathy Diana McKee Quitclaimed all of their interest to **James Donald Kennedy** of record in Instr. No. 20000202-0010936, said Register's Office.

NOTE: James Donald Kennedy is one and the same person as James D. Kennedy.

This is the same legal description as used in the prior Deed. This property is being sold as is.

This conveyance is subject to all taxes for 2007 prorated and subsequent years, which are a lien not yet payable, assumed by the Grantees.; to all matters as set out on the plan of record in Book 421, page 46, said Register's Office, to the rights and claims of parties in possession and to any and all leases not of public record.

unimproved ☐

This is improved ☒ property, known as 528 Veritas Street, 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 7th day of May, 2007.

James Donald 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 Donald Kennedy and wife, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of May, 2007.

Commission expires: November 24, 2007

Ann B. Waddell

Notary Public

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