Do Not Publish

GENERAL WARRANTY DEED

FROM: Cheryl D. Baird,
Grantor

This instrument was prepared by:
Robert N. Buchanan III
Stites & Harbison, PLLC
Suite 800, SunTrust Plaza
401 Commerce Street
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/07/08 14:54 4 pgs
Fees:23.00 Taxes:3034.00
20080507-0047291

TO: J. Allen Kennedy, Jr. and wife,
Pamela M. Kennedy,
Grantees

Address New Owners as follows:	Name and address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
Mr. and Mrs. J. Allen Kennedy, Jr. 318 Whitworth Way Nashville, TN 37205	SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224-RVW5093	104-14H Parcel 29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eight Hundred Twenty Thousand and No/100 Dollars ($820,000.00).

J. Allen Kennedy Jr.
Affiant

DEBORAH A. HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

SUBSCRIBED AND SWORN TO before me, this the 7th day of May, 2008.

Deborah A. Hughes
Notary Public

My Commission Expires: May 2, 2011

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Cheryl D. Baird ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto J. Allen Kennedy, Jr. and wife, Pamela M. Kennedy ("Grantees"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 318 Whitworth Way, Nashville, Tennessee 37205.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns forever.

And Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her successors and assigns, to warrant and forever defend the title to the Property to Grantees, their successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Ronald O. Baird, the Grantor's husband joins in this deed to convey to Grantees his marital rights and interests in the Property.

Witness our hands this 7 day of May, 2008.

Cheryl D. Baird

Cheryl D. Baird

Ronald O. Baird

Ronald O. Baird

This Deed has been prepared by Stites & Harbison, PLLC ("Stites") based solely upon information furnished by Grantor and Grantees. Stites has not undertaken to independently verify any statement, fact, description of other matter set forth herein and undertakes no responsibility or liability for the correctness or accuracy of any such statement, fact, description or other matter.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, Cheryl D. Baird and husband, Ronald O. Baird, 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 seal, at Office in Nashville, TN, this 6 day of May, 2008.

Deborah A. Hughes

Notary Public

My Commission Expires: 5-2-2011

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled Plan of Whitworth, Phase 3, Section 1, of record in Book 7900, page 866-868, as amended in Book 9582, page 834, and Book 10270, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Cheryl D. Baird, by deed from John R. Casper and spouse, Deborah S. Casper, of record in Book 11511, page 748, said Register's Office

EXHIBIT B

Encumbrances

1. The lien for 2008 taxes which have been prorated and will be paid by Grantees.

2. Such state of facts and conditions as an accurate survey and personal inspection of the Property would disclose.

3. Applicable zoning ordinances and regulations, public utility easements, rights-of-way for public roads, building restrictions and setback lines.

4. Matters shown on the Plan of record in Book 7900, page 866-868, as amended in Book 9582, page 834, and Book 10270, page 34, said Register's Office.

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, as amended in Book 9567, page 185, and further amended in Book 9567, page 216, in Book 9567, page 259, Book 9567, page 301, Book 9738, page 770, and Book 10503, page 139, said Register's Office.

6. By-Laws of Whitworth Homeowners' Association, Inc., of record in Book 8026, page 335, and amended as Instrument No. 2002812-0097386, said Register's Office.

7. Deed of Easement of record in Book 9567, page 691, in Book 3467, page 204, and in Book 3573, page 442, said Register's Office.

8. Deed of Easement of record in Book 9736, page 221, said Register's Office.

9. Storm Water Detention of record in Book 10633, page 334, said Register's Office.