BOOK 4932 PAGE 366

104-
197-165
FW

This instrument prepared by mail
Sensibaugh, McCarley, Hollins and Fitts
P. O. Box 2707
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

Address New Owner as Follows: Send Tax Bills To: Map Parcel Nos.

Margaret Good Kavanaugh, Apartment 409, 4999 Kahala Avenue, Honolulu, Hawaii 96816. mail m.p.

JUL 16 75 MISC A* 6.00 * 6.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including love and affection, the receipt of which is hereby acknowledged,

I, L. ROY KAVANAUGH, have bargained and sold and by these presents do hereby quitclaim, transfer and convey unto MARGARET GOOD KAVANAUGH, her heirs and assigns, all my right, title and interest (being an undivided one-third (1/3) interest) in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit: mail m.p.

Tract 1: Land in Davidson County, Tennessee, being Lots Nos. 18 and 19 on the Jones and Calhoun's Subdivision of part of the Baxter lands, as of record in Book 161, page 40, Register's Office for said County; and City Alley No. 804 closed by Bill No. 43-46 of the Nashville City Council, shown as a 15 foot alley lying between Lots Nos. 17 and 18 on the Map of W. W. Dillon's Resubdivision of Lots Nos. 12 to 17, inc. of Jones and Calhoun's Subdivision, which resubdivided plat is of record in Book 421, page 12, said Register's Office.

Said Lot No. 18 and said alley No. 804 adjoin and front together 65 feet on the easterly side of 24th Avenue South, and run back between parallel lines 274 feet more or less, to an alley.

Being the same property conveyed to L. R. Kavanaugh, Miller Kimbrough, Sr. and Edwin B. Raskin, to each a 1/3 undivided interest, by deed from Mrs. T. E. (Frances) Durrett, Jr., of record in Book 4506, page 58, said Register's Office. mail m.p.

Said Lot No. 19 fronts 50 feet on the easterly side of 24th Avenue South, and runs back between lines 276 feet, more or less, to an alley.

Being the same property conveyed to Edwin B. Raskin, Miller Kimbrough and L. R. Kavanaugh, to each a 1/3 undivided interest, by deed from Elizabeth C. Martin, of record in Book 3920, page 135, said Register's Office.

STATE OF TENNESSEE) The actual consideration or value whichever
COUNTY OF DAVIDSON) is greater for this transfer is $None.
Subscribed and sworn to before me, this the 15th day of July, 1975.

L. R. Kavanaugh
Affiant

ANNIE GEORGE NOTARY PUBLIC DAVIDSON

Notary Public

Commission Expires:
5-2-77

Tract 2: Land in Davidson County, Tennessee, being Lots Nos. 20, 21, 22, 23, and the northerly 34 1/2 feet of Lot No. 24 on the Plan of Jones and Calhoun's subdivision of part of the Baxter Lands, as of record in Book 161, page 40, Register's Office for said County, described according to a survey by T. R. Sanford, Surveyor, dated December 2, 1960, as follows:

Said Lots Nos. 20, 21, 22, 23 and the northerly 34 1/2 feet of Lot No. 24 adjoin and front together 234.0 feet on 24th Avenue South, and run back between lines 277.7 feet on the northerly line, and 286.0 feet on the southerly line, to an alley in the rear on which they measure 235.1 feet.

Being the same property conveyed to L. Roy Kavanaugh, a 2/3 undivided interest, and to Edwin B. Raskin, a 1/3 undivided interest, by deed from Rico Corporation and Realty Management Company, of record in Book 3672, page 157, said Register's Office; the said L. Roy Kavanaugh having since conveyed a 1/3 interest to Miller Kimbrough, by deed of record in Book 3795, page 197, said Register's Office.

This is improved property known as 24th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD all my right, title and interest in and to said tracts or parcels of land (being an undivided one-third (1/3) interest), with the appurtenances, estate, title and interest thereto belonging to the said MARGARET GOOD KAVANAUGH, her heirs and assigns, forever.

This conveyance is made subject to Deed of Trust to secure an indebtedness due to the Fidelity Federal Savings and Loan Association of Nashville of record in Book 4641, page 43, Register's Office for Davidson County, Tennessee.

Executed at Honolulu, Hawaii, this 1st day of July, 1975.

L. Roy Kavanaugh

STATE OF HAWAII

COUNTY OF HONOLULU

Personally appeared before me, ~~L. Roy Kavanaugh~~ Margaret A. King, a Notary Public in and for said County and State, the within named L. Roy Kavanaugh, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Honolulu, Hawaii, this 1st day of July, 1975.

Margaret A. King
Notary Public

MARGARET A. [illegible] NOTARY PUBLIC STATE OF HAWAII

Commission Expires: 5/12/78

006965

TURN TO REFERENCE

JUL 16 10 24 AM '75

[illegible] REGISTER
DAVIDSON COUNTY, TENN.