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This Instrument Was Prepared By WILLIAM C. BOYERS, ATTY. 404 JAMES ROBERTSON PARKWAY NASHVILLE, TENN. 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
PATRICK H. KANE (NAME)	LOVELL & MALONE, INC. (NAME)	11D-67510
425 East Palestine Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2663, Uptown Station (STREET ADDRESS)	~~52-0-2~~ 52-9 P.2
Madison, Tennessee 37115 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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, receipt of which is hereby acknowledged, J. A. SMITH, JR., AND WIFE, PAULINE W. SMITH

OCT 24 75	CONV	18,900.00			
OCT 24 75	S'TAX		A*	49.14	
OCT 24 75	PR'FEE		A*	.50	
OCT 24 75	W'DEED		A*	4.00	* 53.64

have bargained and sold, and by these presents do transfer and convey unto the said PATRICK H. KANE AND WIFE, LINDA L. KANE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Map showing subdivision of part of Lot No. 17 in Montague Subdivision as of record in Book 547, page 100, Register's Office for said County.

Said Lots Nos. 1 and 2 fronts 57.3 feet each (total of 114.6 feet) on the northwesterly side of Fern Bank Drive and run back between parallel lines 150 feet to a dead line, said Lot No. 1 running back with the northeasterly margin of East Palestine Boulevard.

BEING the property conveyed to J. A. SMITH, JR., and WIFE, PAULINE W. SMITH by deed from Robert A. Hudson, Trustee, of record in Book 2597, page 535, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 425 East Palestine Avenue (House Number) (Street)
Madison, Tennessee 37115 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 23rd day of October, 19 75.

J. A. Smith Jr. (J. A. Smith, Jr.)

Pauline W Smith (Pauline W. Smith)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Fred M. Latham, a Notary Public in and for said County and State, the within named J. A. Smith, Jr. and wife, Pauline W. Smith

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October, 19 75.

My commission expires 10/19/76 Notary Public at Large Fred M Latham

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 18,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Patrick H. Kane
(Patrick H. Kane)

Sworn to and subscribed before me
this 23rd day of October, 19 75.

My commission expires 10/19/76 Notary Public at Large Fred M Latham

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM

J. A. SMITH, JR. AND WIFE,

PAULINE W. SMITH

TO

PATRICK H. KANE AND WIFE,

LINDA L. KANE

D 21535

IDENTIF. REFERENCE

OCT 24 3 27 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

MAIL TO:
LOVELL & MALONE, INC.
404 JAMES ROBERTSON PARKWAY
UPTOWN STATION — P. O. BOX 2663
NASHVILLE, TENNESSEE 37219