BOOK 5583 PAGE 156 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,382.51

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 1980.

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL D. KINNARD (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	MAP 148-8
4563 Artelia Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	PARCEL 12
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	2DU-23139

FOR AND IN 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, ALPHONSE A. FERNANDEZ and wife, DONNA J. FERNANDEZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. KINNARD, 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:

LAND in Davidson County, Tennessee, being Lot No. 10, Section One, on the Plan of Oakwood Terrace Subdivision, of record in Book 4460, pages 54 and 55, Register's Office for Davidson County, Tennessee.

SAID Lot No. 10 fronts the westerly margin of Artelia Drive 65.0 feet and runs back between lines which measures 125.02 feet on the south side line, 124.99 feet on the north side line, to a dead line in the rear on which it measures 65.0 feet.

BEING the same property conveyed to Alphonse A. Fernandez and wife, Donna J. Fernandez by deed from Dale G. Vest and wife, Patricia A. Vest of record in Book 5431, page 305, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT is executed by Alphonse Armando Fernandez as Attorney in Fact for Donna Jean Fernandez pursuant to a power of attorney of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mercantile Mortgage Company, of record in Book 5431, page 308, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 4563 Artelia Drive, Antioch, Tennessee 37013
(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 25th day of March, 1980

Alphonse A. Fernandez
ALPHONSE A. FERNANDEZ

Donna J. Fernandez
DONNA J. FERNANDEZ

By: ALPHONSE A. FERNANDEZ
Attorney-in-Fact

Alphonse A. Fernandez

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ALPHONSE A. FERNANDEZ

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 Nashville, Tennessee, this 25th day of March 19 80

Commission expires 4-17-83

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
ALPHONSE ARMANDO FERNANDEZ, et ux
DONNA JEAN FERNANDEZ

TO
MICHAEL D. KINNARD

PLEASE FILE BOX " 7"

F 82269

IDENTIF. REFERENCE

MAR 26 2 15 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of March, 1980, before me personally appeared ALPHONSE ARMANDO FERNANDEZ, to me known to be the person who executed the foregoing instrument in behalf of DONNA JEAN FERNANDEZ, and acknowledged that he executed the same as the free act and deed of the said DONNA JEAN FERNANDEZ.

Witness my hand and official seal.

NOTARY PUBLIC

My Commission Expires: 4-17-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5583 PAGE 158

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			53082.51- CO	
			138.84 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 145.34-	
			0036A03/26/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 82269

IDENTIFICATION REFERENCE

MAR 26 2 15 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 749074