2160 04/08 14.40- CHECK

BOOK 5587 PAGE 994

STATE OF TENNESSEE
COUNTY OF Davidson

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

41,500.00

James L. Meeks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 19 80

Donna M. Gregory
Notary Public

MY COMMISSION EXPIRES 2-18-84

PDE

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. 1161 MURFREESBORO RD, SUITE 248 NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James L. Meeks (NAME)	The Kissell Company (NAME)	107-5
1944 Dabbs Avenue (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	23
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	2DA 52255

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, R. P. Rankhorn and wife Mary Rankhorn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Meeks and wife Linda M. Meeks

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. 23 on the Plan of Bel Air, Section I, as of record in Book 2900, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 60.4 feet on the northerly margin of Dabbs Avenue and extends back 85 feet on the easterly line and 103.3 feet on the westerly line to a dead line in the rear measuring 106.7 feet thereon.

Being the same property conveyed to R. P. Rankhorn and wife, Mary Rankhorn by deed from New Haven Park Company of record in Book 4025, page 642, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Also, Being reserved parcel "C" on the Plan of Bel Air, Section I, as of record in Book 2900, pages 27 and 28, Register's Office for said County.

Said Reserved Parcel "C" fronts 116 feet on the northerly side of Dabbs Avenue as measured around a slight curve and extends back 85 feet on the westerly sine and 152 feet on the northeasterly line, being triangular in shape.

BEing the same property conveyed to R. P. Rankhorn and wife, Mary Rankhorn by deed from New Haven Park Company of record in Book 4025, page 626, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 1944 Dabbs Avenue (House Number) (Street) Nashville, TN 37217 (P. O. Address) (City or Town) (Postal Zip)

AA

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 hand s this 2ND day of APRIL, 19 80

R. P. Rankhorn

R. P. Rankhorn

Mary Rankhorn

Mary Rankhorn

STATE OF TENNESSEE }
County of Davidson }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. P. Ranknorn and wife Mary Ranknorn

the bargainors, 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 2ND day of April, 1980

Commission expires 10-18-81

Notary Public

STATE OF TENNESSEE }

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 R. P. Ranknorn

TO James L. Meeks

F 83982

IDENTIF. REFERENCE

APR 8 8 46 AM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LAWYER'S ESCROW SERVICE
1161 MURFREESBORO ROAD, SUITE 248
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

4150.00- CO
107.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 114.40-
216DA04/08/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 83982

IDENTIF. REFERENCE

APR 8 8 46 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 751117