9980 07/17 15.60- CHECK

WARRANTY DEED

BOOK 5625 PAGE 486

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
E. M. Steele	Same	P/O 72-15-300.1
(NAME) 1719 Linden Avenue	(NAME)	P/O 72-15-301
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37212	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Three Thousand Five Hundred and no/100 ($3,500.00)---------- *Dollars,* cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged,

I, Edith M. Kephart, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said E. M. Steele,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot 62 on the Plan of Brownsville, of record in Book 21, page 9, Register's Office for said County, and described according to a survey made by J. H. Zeigler, P.E., dated June 27, 1980, and described as follows:

TRACT 1: Beginning at the original north-east corner of parcel no. 302; thence North 47°51' East, 24.00 feet to an iron pin; thence South 83°59' West, 56.99 feet to an iron pin; thence South 2°06' West, 35.00 feet to an iron pin; thence South 87°54' East, 12.24 feet to an iron pin; thence North 47°51' East, 37.68 feet to the point of beginning, containing 1237 square feet, more or less.

TRACT 2: Beginning at the original north-west corner of parcel No. 301; thence North 47°51' East, 24.00 feet to an iron pin; thence South 65°05' East, 43.19 feet to an iron pin; thence North 87°54' West, 57.00 feet to the point of beginning, containing 493 square feet, more or less.

TRACT 3: Beginning at an iron pin in the southerly margin of McKennell Drive, 160.18 feet west of the westerly margin of Riverside Drive; thence with the southerly margin of McKennell Drive, North 87°54' West, 107.00 feet to an iron pin; thence South 2°6' West, 84.10 feet to an iron pin; thence North 83°59' East, 56.99 feet to an iron pin; thence North 47°51' East, 60.00 feet to a mark in the top of a stone wall;
(continued on reverse side)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,500.00

Subscribed and sworn to before me, this the 14th day of July, 1980

Affiant E M Steele

My commission expires MY COMMISSION EXPIRES OCT. 18, 1981 (Affix Seal) Notary Public Louise Bruce

This is (X) unimproved / improved property known as McKennell Drive at Riverside Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 ..... *day of* July 14 *19* 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edith M Kephart

EDITH M. KEPHART

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* EDITH M. KEPHART

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

Witness my hand and official seal at Nashville, *Tennessee, this* 14th *day of* July, *19*80

MY COMMISSION EXPIRES OCT. 18, 1981

Commission expires.....

J. Louise Bruce
Notary Public

LOUISE BRUCE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

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

.....*Notary Public*

Commission expires.....

(continuation of legal description from reverse side)
thence North 14°38' East, 35.03 feet to the point of beginning, containing 7,224 square feet, more or less.

Being part of the property conveyed to Edith M. Johnson, now Edith M. Kephart by deed from Thomas Wilburn Johnson, of record in Book 5013, page 471, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM

EDITH M. KEPHART

TO

E. M. STEELE

This instrument prepared by:
Jacobs & Kelly
Attorneys at Law
6202 Charlotte Avenue
Nashville, Tennessee 37209

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Jul 17 8 36 AM '80

IDENTIF. REFERENCE

RUSH

F 9 7 8 8 9 9

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5625 PAGE 488

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
			3500.00- CO	
			9.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 15.60-	
9980A07/17/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9.7.8 9 9

IDENTIF. REFERENCE

JUL 17 8 36 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 768254