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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Edward J. Kavanaugh Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF SEPTEMBER 1980

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward J. Kavanaugh, Sr.	The Kissell Company	23W 01430
(NAME)	(NAME)	
1800 Electric Avenue	30 Warder Street	942
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Springfield, OH 45501	142
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Milton S. Shepherd et ux Eunice Mae Shepherd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward J. Kavanaugh, Sr. et ux Ann Kavanaugh, tenants by the entirety

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 the Westerly 57.5 feet of Lot No. 65 on the Plan of the United Electric Railway Addition to East Nashville, of record in Book 161, Page 8, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Milton S. Shepherd and wife, Eunice Mae Shepherd by deed from Betty A. Moss, of record in Book 5237, Page 517, Register's Office, Davidson County, Tennessee.

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

This is ( ) unimproved ( ) improved property, known as 1800 Electric Avenue (House Number) (Street) Nashville, TN 37206 (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 hand s this 30TH day of SEPTEMBER, 1980

Milton S. Shepherd Milton S Shepherd

Eunice Mae Shepherd Eunice Mae Shepherd

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 Milton S. Shepherd et ux Eunice Mae Shepherd

the bargainor, 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 30TH day of SEPTEMBER, 19 80

Commission expires 12/12/83

Carol A. Hall
Notary Public

EARLINE M. ANDERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

G. I. 1. 0. 7 5

WARRANTY DEED

FROM
Milton S. Shepherd

TO
Edward J. Kavanaugh, Sr.

IDENTIF. REFERENCE

OCT 3 4 10 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.
fortune building 1
plus park boulevard
nashville, tennessee 37217

File Box #24

10/03 71.50 CHECK

6394

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			25000.00- CO	
			65.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	71.50-
6394A	10/03/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G I. J. O. 7. 5

T

IDENTIF. REFERENCE

OCT 3 4 12 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 784115