File Box 11

BOOK 5730 PAGE 392

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 19 81

Notary Public

MY COMMISSION EXPIRES My Commission Expires Oct. 15, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 14th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Alan Abrams (NAME)	SAME (NAME)	8DZ-67285
6345 Torrington Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	115-11
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	43

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, Joseph Kanaday, Jr. and wife, Connie W. Kanaday

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan Abrams, a single man

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. 73 on the Map of West Meade Estates, Section One, as of record in Book 2663, page 110, Register's Office for said County.

Said Lot No. 73 fronts 125 feet on the southerly side of Torrington Road and extends back 441.1 feet on the easterly line and 456.8 feet on the westerly line, to a dead line in the rear on which it measures 125 fee thereon.

BEING the same property conveyed to Joseph Kanaday, Jr. and wife, Connie W. Kanaday, by deed from Edward J. Hans and wife, Patricia C. Hans, of record in Book 4244, page 986, Register's Office for Davidson County, Tennessee.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 3988, page 459, said Register's Office, securing a promissory note dated February 16, 1966, payable to the order of Guaranty Mortgage Company (now AEtna Life and Casualty) with a present unpaid principal balance of approximately $14,295.67, which the Grantee herein hereby assumes and agrees to pay. This conveyance is further subject to any and all existing easements, restrictions and rights of way of record.

1981 taxes prorated and assumed.

This is unimproved ( ) improved (XX) property, known as 6345 Torrington Road (House Number) (Street) Nashville, TN 37205 (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 6th day of April, 19 81

JOSEPH KANADAY, JR: + Joseph Kanaday

CONNIE W. KANADAY: + Connie W Kanaday

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Kanaday, Jr. and wife, Connie W. Kanaday

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 6th day of April 19 81

Commission expires My Commission Expires Oct. 15, 1983

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

File Box 11

WARRANTY DEED

FROM

Joseph Kanaday, Jr. and wife,

Connie W. Kanaday

TO

Alan Abrams

G 3 6 5 4 2

IDENTIF. REFERENCE

APR 8 11 24 AM '81

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

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
14th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5730 PAGE 394

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

160[illegible].00-	CO	
416.00	CO TX	
.50	PRFEE	
6.00	MDEED	
	CHECK	428.50-
9137A04/08/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63642

IDENTIF. REFERENCE

APR 8 11 24 AM '81

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

No. 815673