return Mail

WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lucien S. Miranne, Jr., M.D. and wife, ~~Cheryl B. Miranne~~ (NAME)	Leader Federal (NAME)	142-9D
961 General George Patton Rd. (STREET ADDRESS OR ROUTE NUMBER)	157 Madison Ave (STREET ADDRESS)	#7
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

BOOK 6030 PAGE 560

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

Geoffrey J. Kay and wife, Jane S. Kay

have this day bargained and sold, and do hereby transfer and convey unto the said Lucien S. Miranne, Jr., M.D. and wife, Cheryl B. Miranne the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. 961, together with the Carport designated No. 961-C in River Plantation, Section Six, Phase One, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Geoffrey J. Kay and wife, Jane S. Kay by deed from Haury & Smith Contractors, Inc., of record in Book 5846, page 144, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $61,900.00

Subscribed and sworn to before me, this the 23rd day of June 19 83

Affiant

My commission expires: 1/20/85 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 961 General George Patton Road, Nashville, TN (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 for 1983 taxes; Plan of record in Bk.5200,P.359;Easements in Bk.5794,P.526;Plat in Bk.5200,P.359 By-Laws in Bk.5794,P.539;Easement in Bk.2274,P.547

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 23rd day of June 19 83, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Geoffrey J. Kay
Geoffrey J. Kay

Jane S. Kay
Jane S. Kay

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned BOOK 6090 PAGE 561 *a Notary Public in and for said County and State,* Geoffrey J. Kay and wife, Jane S. Kay

the within named bargainor S., 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 23rd *day of* June, *19* 83

Commission expires 1/20/85 *Notary Public*

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* .....

Commission expires 1/20 *Notary Public*

WARRANTY DEED

FROM
Geoffrey J. Kay and wife, ~~Jane S. Kay~~
TO
Lucien S. Miranne, Jr., M.D. and wife, Cheryl B. Miranne

H 5 8 7 6 0

IDENTIF. REFERENCE

Jul 7 11 42 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____ BOOK 6030 PAGE 562

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

61930.00- CO
160.94 CO TX
.50 PRFEE
6.00 MISC
CHECK 167.44-
5941A07/07/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 8 7 6 0

IDENTIF. REFERENCE

JUL 7 11 42 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 961734