MAP 95-12 Par 53 Jo

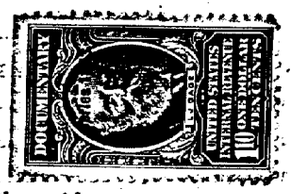
WARRANTY DEED Form 1002 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00 BOOK 6165 PAGE 773

TEN AND NO/100 DOLLARS

Cash in hand paid by the grantee herein, and other good and valuable considerations, receipt of which are hereby acknowledged, and the assumption of a first mortgage executed by Donald F. Kavanagh and wife, Marie C. Kavanagh, to John W. Murphree, Trustee, dated July 26, 1955, to secure Murphree Mortgage Company the payment of a note in the principal sum of $11,850.00, secured by Deed of Trust of record in Book 2427, page 509, Register's Office for Davidson County, Tennessee; said note payable in 360 monthly instalments of $60.05 each, first instalment was due September 1, 1955 and final instalment due August 1, 1958, with interest at the rate of 4½% per annum having been included in said instalments to maturity; We,

DONALD F. KAVANAGH and wife, MARIE C. KAVANAGH



have bargained and sold, and by these presents do transfer and convey unto the said Joseph L. Tinnell and wife Falby G. Tinnell 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. 1 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.

Said Lot fronts 68 feet on the south side of Woodberry Drive and runs back 173.5 feet on the west line and 179 feet on the east line, to a dead line, which is a broken line, measuring 82 feet thereon.

Being the same property conveyed to Donald F Kavanagh and wife, Marie C. Kavanagh, by deed from Southland Construction Company of record in Book 2442, page 547, Register's Office for said County.

This conveyance subject to restrictive covenants of record in Book 2297, page 194, Register's Office for said County.

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 Joseph L. Tinnell and wife Falby G. Tinnell 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, except as hereinabove set out and taxes for 1955 which are assumed by the grantee herein.

And we, Donald F. Kavanagh and wife, Marie C. Kavanagh 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, herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 18th day of October, 19 55.

Donald F Kavanagh

Marie Leon Kavanagh

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs E E Clark, a Notary Public in and for said County and State, the within named Donald F Kavanagh and Marie C Kavanagh the 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 24th day of October 1955.

Commission expires Jan 27 1959

Mrs E E Clark
Notary Public

Buyer: Joseph L. Tinnell et ux

STATE OF TENNESSEE
Davidson County

BOOK 6165 PAGE 774

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
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) (his oath) acknowledged (themselves) (himself) 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
DONALD F KAVANAGH, ETUX

TO
Joseph L Timmons

H 8 3 0 6 4

IDENTIF. REFERENCE

Oct 20 2 28 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 116,400.00
Joseph L. Timmons
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF Oct 1983
[illegible]
Deputy Register

JNO. B. COBB
County Court Clerk
DAVIDSON COUNTY, TENN.

JAN 3 1958

STATE TAX $ 1118
PROBATE
TOTAL $ 1118.50

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

RECEIVED OF Dep in Cant $ 17.38
FOR Dd Dy # in Co. Ch. Clerk
Office

BOOK 6165 PAGE 775

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

16640.00- CAMT.
25.38 CSTAX
6.00 WDEED
CHECK 31.38-
8670A10/28/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 3 0 6 4

IDENTIF. REFERENCE

OCT 28 2 28 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 989625