THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 6420 PAGE 684

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael D. McKay 866 Forest Acres Drive Nashville, TN 37220	First American National Bank of Nashville First American Center, Real Estate Group Nashville, TN 37237	146-14-19 OH-15320

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, M. Carl Sneeden, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael D. McKay and wife, Susan O. McKay

hereinafter called the Grantee, Grantee's 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. 32 on the Map showing the relocation of Lot line between Lot lines 31 and 32 and between Lot lines 32 and 33, Forest Acres, Section III, of record in Book 2331, page 33, the original plan of Forest Acres, Section III, of record in Book 1424, page 56, Register's Office for said County.

SAID Lot No. 32 fronts 184.0 feet on the westerly side of Forest Acres Drive and extends back between lines, 287.0 feet on the southerly line and 277.0 feet on the northerly line to a dead line in the rear, measuring 152.3 feet thereon.

BEING the same property conveyed to M. Carl Sneeden by deed from Ann Waldron Tuggle, a widow, of record in Book 5587, page 38, Register's Office for Davidson County, Tennessee.

This is (xx)improved property, known as 866 Forest Acres Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 2nd day of November, 1984.

M Carl Sneeden

M. Carl Sneeden

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of November, 1984, before me personally appeared M. Carl Sneeden, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: June 1, 1987

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____.

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 96,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 2nd day of November, 19 84.

My Commission Expires: May 1, 1987

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

I 6 1 8 5 8

IDENTIF. REFERENCE

Nov 6 2 14 PM '84

DAVIDSON COUNTY, TN

WARRANTY DEED

from:
M. CARL SNEEDEN

to:
MICHAEL D. McKAY AND
WIFE, SUSAN O. McKAY

RETURN TO: JCB

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

96000.00- CAMT.
249.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 256.10-
5135A11/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 1 8 5 8

IDENTIF. REFERENCE T

Nov 8 2 14 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0083242