FILE IN BOX #4

FORM NO. WD-1

84-11-10

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,636.23.

Mattye F. Ewing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 1984.

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, Suite 500, One Church Street Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BAXTER EWING (NAME)	THE KISSELL COMPANY (NAME)	MAP 59-5
3076 Buenaview Boulevard (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	PARCEL 132
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	#13DA-39770

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, PHILIP J. EWING and wife, JUANITA B. EWING,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BAXTER EWING and wife, MATTYE F. EWING,

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. 137 on the Plan of Buena Vista Estates, Section 4, of record in Book 4300, Page 81, Register's Office for said County.

SAID Lot No. 137 fronts 90.53 feet on the northerly margin of Buenaview Boulevard and extends back 120 feet on the easterly line and 131.9 feet on the westerly line to a dead line in the rear measuring 81.37 feet thereon.

BEING the same property conveyed to Philip J. Ewing and wife, Juanita B. Ewing, by Deed from United American Bank of Nashville, of record in Book 5218, Page 746, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4484, Page 533, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain Note executed by the Grantors herein to The Kissell Company in the original principal amount of $32,000.00, of record in Book 5218, Page 748,* Register's Office for Davidson County, Tennessee; and the heat pump loan with the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, of record in Book 6371, Page 39, said Register's Office.

* Assigned to FNMA by instrument of record in Book 5260, Page 975, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (XX) improved property, known as 3076 BUENAVIEW BOULEVARD, NASHVILLE, TENNESSEE 37218
(House Number) (Street) (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 hands this 9th day of November, 1984

Philip J. Ewing
PHILIP J. EWING

Juanita B. Ewing
JUANITA B. EWING

11/12 130.26

3590

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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 PHILIP J. EWING and wife, JUANITA B. EWING,

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of November, 1984.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
PHILIP J. EWING and wife,

TO
JUANITA B. EWING

IDENTIF. REFERENCE

BAXTER EWING and wife,
MATTYE F. EWING

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1630 42

Nov 12 2 47 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			47636.23- CAMT.	
			123.76 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 130.26-	
6590A	11/12/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 3 0 4 2

IDENTIF. REFERENCE

NOV 12 2 47 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0084648