This instrument prepared by
SCHULMAN, LE ROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

H. Lester Canipe, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF February, 1985.

Carolyn F. Waddey
Notary Public

MY COMMISSION EXPIRES: 4/21/85
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Schulman, LeRoy & Bennett, P.C., P. O. Box 2707, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Lester Canipe, Jr. (NAME)	S A M E (NAME)	43 2A
139 Cedarwood Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, Kathleen Pace Webb, a single person,

HEREINAFTER CALLED THE GRANTORS, ~~HAVE~~ has BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. Lester Canipe, Jr.,

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Unit J-139 of the property known as Phase Two, Cedarwood Courtyard Homes, as shown on the Plan of record in Book 5200, at Page 60, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Ray M. Webb, et ux, by deed dated July 9, 1982, from Development Dimensions, Inc., a Tennessee corporation, recorded in Book 5910, at Page 33 in the Register's Office for Davidson County, Tennessee, said interest being converted to tenancy in common by Final Decree of Dissolution of Marriage in Civil Action No. 83D-1322 in the Fourth Circuit Court for Davidson County, Tennessee, dated August 2, 1983; and BEING the same property conveyed to Kathleen Pace Webb, a single person, from Ray M. Webb, a single person, by a Quitclaim Deed dated October 26, 1984, recorded in Book 6490, at Page 11, Register's Office for Davidson County, Tennessee.

Kathleen Pace Webb is the one and same person as Kathleen O. Pace.

This conveyance is subject to 1985 real property taxes which are a lien but not yet due and owing, which Grantee agrees to assume and pay; to burdens, assessments, liens, and all other conditions, limitations, restrictions, and requirements, all as made and set in the instrument of Declaration of Covenants, Conditions, and Restrictions for Cedarwood Courtyard Homes, Inc. of record in Book 5495, at Page 661, Supplementary Declaration of Covenants, Conditions, and Restrictions for Cedarwood Courtyard Homes of record in Book 6119, at Page 402 and Book 6216, at Page 434; Bylaws of record in Book 5307, at Page 231, Register's Office for Davidson County, Tennessee; an instrument of record in Book 5497, at Page 800, said Register's Office, stating all roads on plat are private and are not dedicated as public roads; and an easement for sanitary sewers**

This is ( ) unimproved (XX) improved property, known as 139 Cedarwood Lane, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

**of record in Book 4845, at Page 36, Register's Office for Davidson County, Tennessee.

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 ~~my~~ hand ~~this~~ this 14th day of February, 1985

Kathleen Pace Webb
Kathleen Pace Webb

02/25 143.00 - CHECK

3472

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Debbie Shipp, a Notary Public in and for said County and State, the within named Kathleen Pace Webb, a single person,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 1985.

Commission expires April 17, 1988

Kathleen Pace Webb
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

KATHLEEN PACE WEBB, a single person,

TO

H. LESTER CANIPE, JR.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1:85 0 25

T
IDENTIF. REFERENCE

FEB 25 8 55 AM '85

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	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

52500.00- CAMT.
136.50 CSTAX
.50 PRFEE
6.00 WDECO
CHECK 143.00-
3472A02/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:85 02 25

IDENTIF. REFERENCE

FEB 25 8 59 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110803