FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 85

Notary Public

MY COMMISSION EXPIRES: June 9, 1986

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

Tom G. Coleman, Jr., Atty. (NAME) 3937 Gallatin Rd. Nashville, TN. 37216 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim D. Stevens (NAME)	Same (NAME)	Map 52-13
3937 Gallatin Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 5 & 6
Nashville, TN. 37216 (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, Robert W. Kinsey and wife, Mary Jane Kinsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim D. Stevens

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:

BEING Lots Nos. sixteen (16) and seventeen (17) in J. H. Gothard's Subdivision of a tract of 9.08 acres surveyed off the North part of Tract No. 1 as described in deed from John A. Bealafelt and wife, of record in Book No. 651, Page 769, Register's Office of Davidson County, Tennessee, which plan is of record in Book No. 547, Page 79, of said Register's Office. Said Lots Nos. sixteen (16) and seventeen (17) front fifty (50) feet each on the Cumberland River at low water mark and extend back between parallel lines 160 feet, more or less, to a 20 foot roadway or avenue.

THERE IS INCLUDED IN THE ABOVE DESCRIBED REAL PROPERTY BUT HEREBY EXPRESSLY EXCLUDED THEREFROM, the following described real property:

Land in Davidson County, Tennessee, being part of Lot Nos. 16 and 17 on the Map of Goddard's Subdivision, of record in Book 547, Page 79, Register's Office for said County and described as follows: BEGINNING at a point, said point being the Southwest corner of Lot No. 16, said point also being in the North margin of Miami Avenue; thence Northerly along the Westerly margin of Lot No. 16, 4 feet to a point in the new proposed Northerly right-of-way line of Miami Avenue, thence Easterly along said proposed Northerly right-of-way line of Miami Avenue, 100 feet to a point in the Easterly margin of Lot No. 17; thence Southerly along the Easterly margin of Lot No. 17, 8 feet to a point, said point being the Southeasterly corner of Lot No. 17; thence Westerly along the present Northerly right-of-way line of Miami Avenue, 100 feet to the point of beginning.

BEING the same property conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee by deed from Marguerite R. Smith of record in Book 4002, Page 761, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert W. Kinsey by deed from Marguerite E. Smith of record in Book 4515, Page 853, Register's Office for Davidson County, Tennessee.

CHECK

This is unimproved (X) improved ( ) property, known as Miami Ave. Nashville, TN. 37214
(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 hand s this 15th day of March, 19 85

Robert W. Kinsey

Mary Jane Kinsey

0746

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Kinsey and wife, Mary Jane Kinsey

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 15th day of March, 1985.

Edna Earle Calvary Notary Public

Commission Expires Jan. 19, 1986

NOTARY PUBLIC DAVIDSON COUNTY

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

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 8 9 9 6 8

IDENTIF. REFERENCE

MAR 10 3 12 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RECD

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

16500.00- CAMT.
42.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 49.40-
9740A03/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 9 9 6 8

IDENTIF. REFERENCE

MAR 19 3 12 PM 1985

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 116903