Address New Owner as follows:

Charles J. Kane, Jr., etux
5887 Fredricksburg Dr.
Nashville, Tenn. 37215

Send tax bills to:

SAME

Map & Parcel

Map 145-02
Parcel 62

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Sam Sanders, Jr. and wife, Doris Sanders, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Charles J. Kane, Jr. and wife, Donna C. Kane, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plat of Kimberly Estates, of record in Plat Book 5210, page 170, Register's Office for said County, described as follows:

Beginning at a point in the northwesterly margin of Fredricksburg Drive, at the common front corner of Lots 4 and 5; thence with the line between said two lots 363 feet to a point; thence North 85 degrees 13' 56" W 240.29 feet to a point; thence North 10 degrees 17' 11" W 543.43 feet to a point; thence North 86 degrees 28' 22" E 333.83 feet to a point; thence South 5 degrees 02' W 942.7 feet to a point in the northeasterly margin of Fredricksburg Drive; thence South 78 degrees 21' W 31.32 feet to the point of beginning.

Being the same property conveyed to Sam Sanders, Jr. and wife, Doris Sanders, by deed from W. M. Blackie of record in Book 5421, page 84, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Plan Book 5210, page 170, said Register's Office, which contains certain setback lines, easements and notes thereon.
The Contract of Sale survives the closing.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 5887 Fredricksburg Drive, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Charles J. Kane, Jr. and wife, Donna C. Kane, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

7616 04/12/85 176.50- CHECK
I 9 6 2 4 2
IDENTIF. REFERENCE
APR 12 1 58 PM '85
REGISTER
DAVIDSON COUNTY, TN
RUSH

WITNESS our hands on this the 12th day of April, 1985.

Sam Sanders, Jr.

Doris Sanders
410-66-4865

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sam Sanders, Jr. and wife, Doris Sanders, the within named 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 on this the 12th day of April, 1985.

NOTARY PUBLIC

My commission expires: April 12, 1988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this the 12th day of April, 1985.

NOTARY PUBLIC

My commission expires: April 12, 1988.

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

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

RECEIVED OF _____ BOOK 6532 PAGE 503

FOR _____

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
			450000.00- CAMT.	
			1170.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 1176.50-	
761 6A04/12/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 2 4 2

IDENTIF. REFERENCE

APR 12 1 56 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 124561