Return to:
First Title & Escrow Co., Inc.
Post Office Box 926
Brentwood, Tennessee 37027
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This Instrument Prepared By:

BOOK 6701 PAGE 824

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
James A. McKanna and wife, Vivien Casagrande 4509 Shy's Hill Road Nashville, Tennessee 37215	Same	Map 131-7-43 Map 131-7-44

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, GEORGE P. VAN and wife, JANINE VAN, the Grantors herein, have bargained and by these presents do transfer and convey unto JAMES A. McKANNA and wife, VIVIEN A. CASAGRANDE, the Grantees herein, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows: ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Seven Hills, Section #5, of record in Book 2854, Page 108, Register's Office for said County.

SAID lot No. 4 fronts 151.5 feet on the westerly side of Shy's Hill Road and runs back 282 feet on the northerly line and 303.3 feet on the southerly line to a dead line in the rear on which it measues 159.0 feet.

Tract No. 2

Land in Davidson County, Tennessee, described as follows:

BEGINING at an iron pin the common rear corner of Lots 3 and 4 on the Plan of Seven Hills, Section 5, of record in Book 2854, page 108, Register's Office of Davidson County, Tennessee; thence South 8 deg. 12' West, 159.0 feet with the rear of Lot 4 to an iron pin, the common rear corner of Lots 4 and 5 of said plan; thence North 58 deg. 13' West 311.07 feet to the center line of proposed Burtonwood Drive, said Drive having a proposed right-of-way of 50 feet; thence with the center line of said proposed Burtonwood Drive, North 31 deg. 47' East 78 feet to a point; thence leaving said center line, South 88 deg. 45' East 256 feet to a point in the rear line of Lot #3 of said Plan; thence South 8 deg. 12' 67 feet along the rear line of Lot #3 to the beginning.

BEING the same property conveyed to George P. Van and wife, Janine Van, by deed from Fred Viehmann and wife, Betty Viehmann, of record in Book 5141, page 165, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2798, page 361, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2854, page 108, said Register's Office, which shows an Owner's Certificate, a 150 foot minimum building setback line from Shy's Hill Road, and a 10 foot easement for public utility purposes and a utility anchor easement.

This is improved property and is located at 4509 Shy's Hill Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as herein set forth. Taxes for 1985 are to be prorated as of the date of this deed. Grantors further covenant and bind themselves, their 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.

WITNESS our hands this 17 day of October, 1985.

GEORGE P. VAN

JANINE VAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie Tribble, a Notary Public of said county, George P. Van and wife, Janine Van, 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, at office, this 17 day of October, 1985.

Notary Public

My Commission Expires:

9-20-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $375,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed this 28th day of October, 1985.

Notary Public

My Commission Expires:

5-13-89

JH/vgj

Land in Davidson County, Tennessee, being Lots Nos. 4 and 5 on the Plan of Seven Hills, Section 5, of record in Book 2854, page 108, amended in Book 5153, page 192, Register's Office for said County, and two tracts of land located west thereof and adjacent thereto, described together according to a survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated August 17, 1977, Job No. W2-15888-V, as follows:

Beginning at the front common corner of Lots Nos. 3 and 4 on said plan of Seven Hills, Section 5 in the westerly margin of Shy's Hill Road; thence with the westerly margin of Shy's Hill Road (1) southwardly 136.5 feet and (2) along a slight curve to the left southwardly, passing the front common corner of said Lots Nos. 4 and 5 at 15.6 feet, a total distance along said curve of 173.5 feet to the southeast corner of said Lot No. 5; thence with the southerly line of said Lot No. 5 south 78 deg. 13 min. west 255.8 feet to the southwest corner of said Lot No. 5; thence north 65 deg. 30 min. west 103.4 feet; thence north 8 deg. 12 min. east, passing the southerly terminus of the northerly segment of the westerly lines of said Lot No. 5 at 86.0 feet and continuing with the northerly segment of the westerly lines of said Lot No. 5, a total distance along this call of 121.0 feet; thence north 44 deg. 01 min. west 168.1 feet and north 58 deg. 13 min. west 166.07 feet to the center of proposed Burtonwood Lane; thence with the center of proposed Burtonwood Lane north 31 deg. 47 min. east 78 feet; thence south 88 deg. 45 min. east 256 feet to the westerly line of said Lot No. 3; thence with the westerly line of said Lot No. 3 south 8 deg. 12 min. west 67.0 feet to the rear common corner of said Lots Nos. 3 and 4; thence with the line between said Lots Nos. 3 and 4 eastwardly 282.0 feet to the point of beginning.

Being the same property conveyed to George P. Van and wife, Janine Van by deed from Fred Viehmann and wife, Betty Viehmann of record in Book 5141, page 165, and by deed from Burton Paine Grant and wife, Gloria Napier Grant of record in Book 5141, page 167, said Register's Office.

EXHIBIT "A"

5 0 4 1 0

IDENTIFICATION REFERENCE

Nov 5 8 40 AM '85

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6701 PAGE 827

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

375000.00- CONT.
375.00 CSTAX
.50 PRFEE
9.00 MORT

3574A11/05/86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VD 375.00- CSTAX
975.00 CSTAX
CHECK 984.50-
3574A11/05/86 BAL .00

5 0 4 1 1

IDENTIFICATION REFERENCE

Nov 5 8 31 '86

No. 188857