RETURN TO: File Box 25 - TNB - P.O. BOX 76 - Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6761 PAGE 253

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

$95,000.00

James C. Cheek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF January 19 86

Betty R. Biggs
Notary Public

MY COMMISSION EXPIRES: April 19, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip H. Cannady (NAME)	SAME (NAME)	FH-23639
8103 Devens Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	145-14
Brentwood TN 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	70.00

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, James C. Cheek and wife, Virginia Cheek

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip H. Cannady and wife, Janice L. Cannady

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. 13 on the Plat of Tyne Valley Estates, Section 15, Revised, of record in Book 5200, page 338, said Register's Office.

Said Lot No. 13 fronts 224.76 feet on the southerly margin of Cherry Blossom Trail and extends back 368.90 feet on the easterly line and 341.74 feet on the westerly line, which is a broken line, to a line on the rear, which is a broken line, on which it measures 145.46 feet.

BEING part of the same property conveyed to James C. Cheek and wife, Virginia Cheek by deed from Tyne Valley Associates, a joint venture, of record in Book 6057, page 654, as re-recorded in Book 6078, page 870, and by Deed of Correction of record in Book 6180, page 340, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3376, page 598 and Book 3406, page 490, said Register's Office, and all other easements and building lines of record.

This is unimproved (XX) improved ( ) property, known as 5325 Cherry Blossom Lane, Nashville, TN 37215
(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 3rd day of January, 19 86

James C. Cheek Virginia Cheek

01/13 253.50 CHECK

5328

BOOK 6761 PAGE 254

STATE OF TENNESSEE }
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Cheek and wife, Virginia Cheek

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of January 1986

Commission expires April 19, 1987

Betty R. Aydlett
Notary Public

STATE OF TENNESSEE }

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
JAMES C. CHEEK AND WIFE,
VIRGINIA CHEEK

TO
PHILIP H. CANNADY AND WIFE,
JANICE L. CANNADY

68376

IDENTIFICATION REFERENCE

JAN 13 1 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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

$5000.00- CAMT.
247.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 253.50-
5328A01/13/86 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 3 7 6

IDENTIFICATION REFERENCE

JAN 13 1 57 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 210096