File Box #24

BOOK 7063 PAGE 117 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,900.00

Samuel A. Cavanaugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 1986.

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel A. Cavanaugh (NAME)	First Investment Company (Mortgagee) (NAME)	MAP 33-8
435 Gates Road (STREET ADDRESS OR ROUTE NUMBER)	4300 E. Broad Street (STREET ADDRESS)	PAR. 33
Goodlettsville, TN. 37072 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43213 (CITY) (STATE) (ZIP)	GO 05461

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, Marianne Hahn Madden Isbell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel A. Cavanaugh and wife, Karen S. Cavanaugh, as tenants by the entirety

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 Lot No. 75 on the Plan of Gatewood, Section 1, of record in Book 3300, Pages 47-52, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Marianne Hahn Madden by deed from Joseph W. Madden of record in Book 4888, Page 950, Register's Office, Davidson County, Tennessee.

Marianne Hahn Madden and Marianne Hahn Madden Isbell is one in the same person.

This conveyance is subject to restrictions of record in Book 3370, Page 121, and as amended in Book 3398, Page 438, and Book 3375, Page 249, said Register's Office.

This conveyance is subject to public utility easement, T.V.A. right of way, and building setback line of record in Book 3300, Pages 47-52, said Register's Office.

This conveyance is subject to any and all existing easements of record.

IDENTIFICATION REFERENCE

DEC 8 2 53 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 435 Gates Road, Goodlettsville, TN. 37072
(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 my hand this 4th day of December, 1986

Marianne Hahn Madden Isbell

12/08 1 33

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 Marianne Hahn Madden Isbell, unmarried

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 4th day of December 19 86

Commission expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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
Marianne Hahn Madden Isbell

TO
Samuel A. Cavanaugh

Karen S. Cavanaugh

title escrow, inc.
suite 218
640 spence lane
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

609 . 0- CA.I.T.
170.5? TAX
.50 FEE
6.00 MISC
CHECK 177.00-
4669N12/08/00 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 0 9 C 7.

IDENTIFICATION REFERENCE

DEC 8 2 ?? PM '00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20455