BOOK 6143 PAGE 491

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Marcia McKeogh and Kathleen Mattea (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	Map 119-14 #85
245 E. Timmons Avenue (STREET ADDRESS OR ROUTE NUMBER)	5014 Poplar Ave/P.O. Box 336 (STREET ADDRESS)	6DA-31874
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP CODE)	Memphis, TN. 38101-0336 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars and 00/100---------- DOLLARS

and other good and valuable consideration the receipt of which is hereby acknowledged.

Kevin T. Shea and wife, Andrea B. Shea

have bargained and sold, and by these presents do transfer and convey unto the said Marcia McKeogh and Kathleen Mattea

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 Block A on the plan of Part One of Woodbine Courts, of record in Book 1130, page 39 Register's Office for said County.

SAID Lot No. 23 fronts 75 feet on the southerly margin of East Timmons Avenue and extends back 216.7 feet on the easterly line and 217.3 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Kevin T. Shea and wife, Andrea B. Shea by deed from Paul Gregory Shaw and wife, Cynthia Ann Shaw of record in Book 6106, page 523, said Register's Office.

9.7.7.5

IDENTIFICATION REFERENCE

FEB 26 1 45 PM '87

REGISTER'S OFFICE

unimproved ( )
This is improved (X) property, known as 245 East Timmons Avenue (House Number) (Street)
Nashville, Tennessee 37211 (P. O. Address) (City or Town) (Zip Code)

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. Except 1987 taxes; Plan of rec. Bk. 1130, pg. 39.

Whenever 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 hands this 26th day of February, 19 87.

Kevin T. Shea

Andrea B. Shea

BOOK 714 PAGE 192

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, the within named Kevin T. Shea and wife, Andrea B. Shea

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 26th day of February, 19 87.

My commission expires 10/24/88 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 56,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Marcia McKeogh
Marcia McKeogh

Sworn to and subscribed before me
this 26th day of February, 19 87.

My commission expires 10/24/88 Notary Public

This instrument was prepared by:

Gail Pigg, Atty. 219 Second Ave. N. 1st Floor Suite, Nashville, Tn. 37201
Name Address

WARRANTY DEED

FROM Kevin T. Shea et ux

TO Marcia McKeogh and Kathleen Mattea

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 7148 PAGE 493

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
			156.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	163.00-
			503ACC/26/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:77 7:5

IDENTIFI REFERENCE

FEB 26 1 45 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.50302