WARRANTY DEED

BOOK 7211 PAGE 493

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,891.18

Wm. B. Kane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 19 87.

Mary L. Maine
Notary Public

MY COMMISSION EXPIRES: 3/11/90

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 917 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
WILLIAM B. KANE	FLEET FUNDING	71-15
(NAME) 1030 Mulberry Road	(NAME)	
1402 Lischey Avenue	P. O. Drawer F-20	234
(STREET ADDRESS OR ROUTE NUMBER)	37206 (STREET ADDRESS)	
Nashville, Tennessee 37207	Florence, South Carolina 29501	12DA 43475
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, MICHAEL CRADDOCK and RITA DWYER, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM B. KANE

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 Lots 45 & 46 on the Plan of Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lots No. 45 & 46 front together 50.0 feet on the westerly margin of Lischey Avenue and extend back 196.67 feet on the northerly line and 194.58 feet on the southerly line to a dead line at a 15-foot alley, measuring 50.00 feet thereon.

Being the same property conveyed to Michael Craddock and Ritz Dwyer, as tenants in common, by deed from James R. Lawrence and wife, Cynthia L. Larence, of record in Book 6049, page 662, Register's Office for Davidson County, Tennessee.

Grantee assumes the obligation to pay the remaining balance of a note to Western Pacific Financial Corporation, secured by a deed of trust of record in Book 5476, page 591, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1402 Lischey Avenue, Nashville, Tennessee 37207
(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 hands this 13th day of April, 1987

Michael Craddock
MICHAEL CRADDOCK

Rita Dwyer
RITA DWYER

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

RECEIVED OF _____

FROM _____

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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

93709[illegible]8- CAMT.
106.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 112.62-
7724804/22/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17714

IDENTIFICATION REFERENCE

APR 22 11 43 AM '87

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 72489