BOOK 7236 PAGE 492

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,504.08

Cindy D. McKnight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 87.

Notary Public

MY COMMISSION EXPIRES: 7-17-88
(AFFIX SEAL)

Mortgagee: The Kissell Company (First)
Richard J. Puncochar (Second)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy D. McKnight (NAME)	The Kissell Company (NAME)	Map 71-16
1214 North 6th Street (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	Parcel 204
Nashville, TN. 37207 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	FB# 2DW 29365

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, Richard J. Puncochar and Joseph McCallum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cindy D. McKnight, a single person

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. 110 and the southerly one-half of Lot No. 109 on the plan of Oakwood Park of record in Book 421, page 12, Register's Office for said County.

Said property fronts 45 feet on the westerly margin of North Sixth Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Richard J. Puncochar by deed from Richard A. Nelson and wife, Christine M. Nelson of record in Book 6504, page 972, said Register's Office. Richard J. Puncochar has since conveyed a one-half undivided interest in subject property to Joseph McCallum by Quitclaim Deed of record in Book 6750, page 126 said Register's Office.

As part of the consideration for this conveyance Grantee assumes and agrees to pay the indebtedness evidenced by the note referenced in the deed of trust of record in Book 6507 at page 638, said Register's Office (The Kissell Co. No. 992956-3) according to the terms and conditions thereof and Grantors hereby assign to Grantee the escrow account in connection therewith.

This is unimproved ( ) improved (X) property, known as 1214 North 6th Street, 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 30th day of April, 19 87

Richard J. Puncochar

Joseph McCallum

By: Richard J. Puncochar
Richard J. Puncochar,
Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

BOOK 7236 PAGE 493

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Richard J. Puncochar

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April 19 87

Commission expires 7-17-88

Dianna S. Russom
Notary Public

STATE OF TENNESSEE
Davidson County

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 Richard J. Puncochar and Joseph McCullum

TO Cindy D. McKnight, a single person

25885

IDENTIFICATION REFERENCE

MAY 14 11 53 AM '87

FELIX A. WILSON, II REGISTER
DAVIDSON COUNTY, TN

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

STATE OF TENNESSEE, Davidson COUNTY:

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Richard J. Puncochar

to me known to be the person who executed the foregoing instrument in behalf of Joseph McCullum who acknowledged that he executed the same as the free act and deed of said Joseph McCullum.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April 19 87.

COMMISSION EXPIRES:
7-17-88

Dianna S. Russom
Dianna S. Russom Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7236 PAGE 494

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

25404.08- CAMT.
68.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 75.10-
7170A05/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25885

IDENTIFICATION REFERENCE

May 14 [illegible] 53 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 81717