Fee $D

BOOK 7313 PAGE 592

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 42500.00

Subscribed and sworn to before me, this the 27 day of JULY 19 87

My commission expires: 1-10-89
Affix Seal

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Billy Gann	SAME
1145 Apple Valley Drive	
STREET ADDRESS	STREET ADDRESS
Madison, Tn 37115	
CITY STATE ZIP	CITY STATE ZIP
MAP NO. 061-00-0 022.01	PARCEL NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, FRANK HARNED, A SINGLE PERSON AND TOINETTE PAKUTKA, A SINGLE PERSON

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO BILLY GANN

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A tract of land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, described according to a survey by Stephen A. Draper, Surveyor, dated May 4, 1962, as follows:

Beginning in the easterly margin of Ben Allen Road, 1589 feet from the S.W. corner of Lot No. 246, in Maplewood Heights, of record in Book 547, page 105, Register's Office for said County, running thence 33 feet to a fence corner; thence North 11 deg. 2' east 378 feet; thence South 57 deg. 50'., east 117 feet; thence South 21 deg. west 358 feet to the point of beginning.

Being the same property conveyed to FRANK HARNED, A SINGLE PERSON AND TOINETTE PAKUTKA, A SINGLE PERSON by deed recorded in Book 6647 at page 161, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Ronald E. Underwood, a single person, by deed of record in Book 5865, page 348, Register's Office for said County. This derivation clause is being included to correct the derivation clause of record in Book 6447, page 161, Register's Office for said County.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

RECEIVED FOR RECORD AUG 3 9 24 AM '87 DAVIDSON COUNTY, TN. IDENTIFICATION REFERENCE 51648

THIS IS _____ IMPROVED PROPERTY KNOWN AS 505 BEN ALLEN ROAD, NASHVILLE, TENNESSEE 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hereinset 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 27 day of JULY 19 87

X Frank Harned
Frank Harned

X Toinette Pakutka
Toinette Pakutka

State of Tennessee
County of Davidson

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On this 27 day of JULY, 19 87, before me personally appeared FRANK HARNED, A SINGLE PERSON AND TOINETTE PAKUTKA, A SINGLE PERSON to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1-10-89

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

4250 [illegible]
[illegible]
[illegible]
[illegible]
CHECK [illegible]
6764A08/03787 [illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 6 4 8

IDENTIFICATION/REFERENCE

AUG 3 9 24 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00786