304 17

BOOK 8034 PAGE 809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 19 90

Notary Public

MY COMMISSION EXPIRES Sept. 25, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer & Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth R. McMahon	Troy & Nichols, Inc.	MAP 107-14
(NAME)	(NAME)	
1009 Kipling Drive	P.O. Box 4025	PARCEL 122
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Monroe, LA 71211-4025	2DA 55035
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Douglas P. Massia and wife, Rebecca J. Massia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth R. McMahon and wife, Cheryl D. McMahon

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. 166 on the Map of Miro Meadows, of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas P. Massia and wife, Linda C. Massia by deed from Johnny Wayne Youngblood and wife, Frances Youngblood of record in Book 6397, page 549, and by quitclaim deed to Douglas P. Massia from Linda C. Massia of record of Book 6929, page 526, Register's Office, Davidson County, Tennessee. They having since divorced.

Rebecca J. Massia joins in this conveyance to convey any interest she may have as the wife of Douglas P. Massia.

9 9 8 7 U

IDENTIF. REFERENCE

JAN 30 9 18 AM '90

7242 01/30 0101 03CHECK 155.17

unimproved ( )
This is improved (X) property, known as 1009 Kipling Drive, Nashville, TN 37217
(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 hand s this 26th day of January 19 90

Douglas P. Massia

Douglas P. Massia

Rebecca J. Massia by Douglas P. Massia

Rebecca J. Massia by Douglas P. Massia pursuant to a Power of Attorney recorded simultaneous herewith.

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas P. Massia

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of January, 19 90.

Commission expires Sept. 25, 1993

Mandy Sweathan
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of January, 1990, before me personally appeared Douglas P. Massia to me known to be the person who executed the foregoing instrument in behalf of Rebecca J. Massia and acknowledged that he executed same as the free act and deed of said Rebecca J. Massia for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of January, 1990.

My Commission Expires:

Sept. 25, 1993

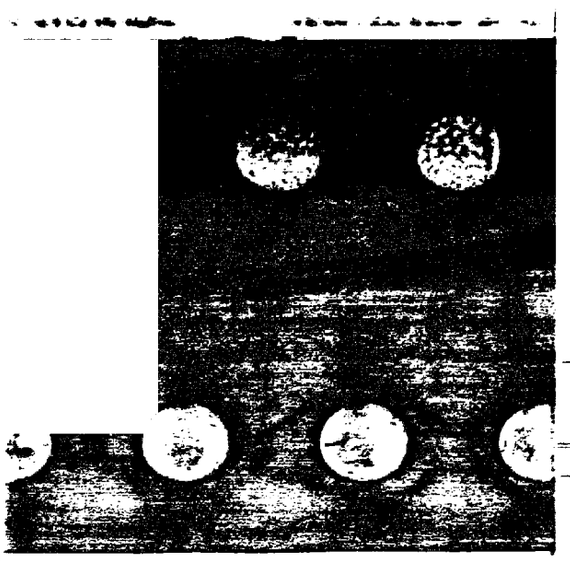
Mandy Sweathan
NOTARY PUBLIC

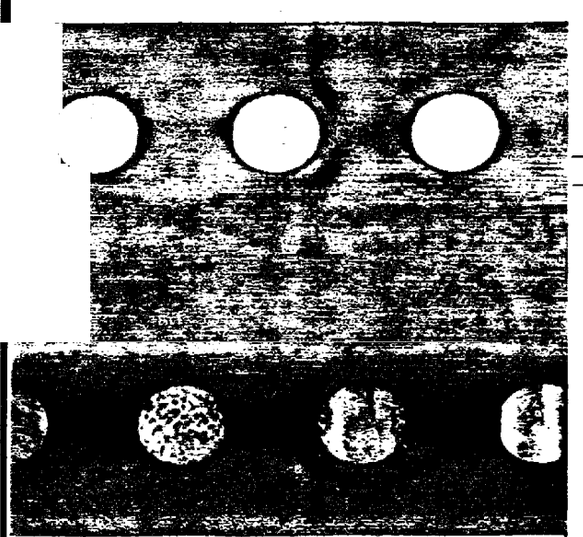
WARRANTY DEED

FROM Douglas P. Massia and wife, Rebecca J. Massia

TO Kenneth R. McMahon and wife, Cheryl D. McMahon

RETURN TO:
Coomer & Jenkins
Suite 230, 392 Harding Place
Nashville, TN 37211





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

CAMT 44900.00
CON TX 148.17
PRFEE 1.00
MDEED 6.00
TOTAL 155.17
CHECK 155.17

01/30/90 01 09:11 0001 7242

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9987U

IDENTIF. REFERENCE

JAN 30 9 14 AM '90

FEE
DAVIDSON COUNTY TN.

No. 288300