THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

Title Doc 6 cm

ADDRESS NEW OWNER:
R. Michael Rodriguez
Melinda A. Rodriguez
414 West Brookfield Drive
Nashville, TN 37205

MORTGAGEE:

MAP-PARCEL NUMBERS:
130-09-144

BM 09385

WARRANTY DEED

BOOK 8163 PAGE 771

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael J. Kane and wife, Susan J. Kane,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto R. Michael Rodriguez and wife, Melinda A. Rodriguez

hereinafter called the Grantee, Grantee's 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. 18 Block "1" on the plan of The Highlands of Belle Meade, of record in Book 547, Page 180, Register's Office for said County.

SAID Lot No. 18 fronts 174 feet on the northeasterly margin of Brookfield Drive and extends back 400 feet on the southeasterly line and 412 feet, 6 inches on the northwesterly line to a dead line in the rear, measuring 150 feet thereon.

BEING the same property conveyed to Michael J. Kane and wife, Susan J. Kane, by deed from James F. Holt, Jr., unmarried, of record in Book 6883, Page 690, Register's Office for Davidson County, Tennessee.

45547

IDENTIFICATION REFERENCE

JUL 31 10 58 AM '90

5095 07/31 0101 03CHECK 1191.70

This is (an) unimproved property, known as 414 West Brookfield Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 5th day of June, 19 90.

Michael J Kane
Michael J. Kane

Susan J. Kane
Susan J. Kane

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of June, 19 90, before me personally appeared Michael J. Kane and wife, Susan J. Kane, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

PEGGY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8163 PAGE 772

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 359,000.00.

Melinda A. Rodriguez
Affiant

Subscribed and sworn to before me, this the 30th day of July, 1990.

My Commission Expires: 3/27/93

Carol R. Kelly
Notary Public

NOTARY PUBLIC AT LARGE TENN.

WARRANTY DEED

from:
MICHAEL J. KANE, ET UX

to:
R. MICHAEL RODRIGUEZ, ET UX

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 30189

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8163 PAGE 773

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

CAMT 359000.00

CON TX 1184.70

PRFEE 1.00

WDEED 6.00

TOTAL 1191.70

CHECK 1191.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/31/90 01 11:00 0001 5095

45547

IDENTIFT REFERENCE

JUL 31 10 58 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 341864