ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Connie Lynn James	SAME	162-6-145
(NAME)	(NAME)	
205 Joann Court		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37211		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Jim R. Kyle and wife, Diane L. Kyle

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have bargained and sold, and by these presents do transfer and convey unto the said Connie Lynn James

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot no. 87 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Plat Book 4460, page 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 87 fronts 73.00 feet on the southerly margin of Joann Court, and runs back 135.48 feet on the east sideline, and 129.80 feet on the west sideline, and measures 82.78 feet across the rear lot line.

BEING the same property conveyed to Jim R. Kyle and wife, Diane L. Kyle, by deed from Charles E. Moon, Jr. and wife, Janice M. Moon of record in Book 6724, page 965, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4556, page 718, said Register's Office, and to any setback lines, easements, or other matters shown on the Plan of record in Plat Book 4460, page 52, Register's Office for Davidson County, Tennessee.

78586

IDENTIF. REFERENCE

DEC 10 3 50 PM '90

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 205 Joann Court (House Number) (Street)

Nashville, Tennessee 37211

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 seventh day of December, 19 90.

Jim R. Kyle Jim R. Kyle

Diane L. Kyle Diane L. Kyle

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, James G. Lackey, III, a Notary Public in and for said County and State, the within named Jim R. Kyle and wife, Diane L. Kyle

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 19 90.

My commission expires 11-21-92 Notary Public James G. Lackey, III

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 54,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Connie James

Sworn to and subscribed before me this 7th day of December, 19 90.

My commission expires 11-21-92 Notary Public James G. Lackey, III

This instrument was prepared by:
James G. Lackey, III, Attorney, Public Square Building, 344 4th Avenue North, Nashville, TN 37219

Name	Address

WARRANTY DEED

FROM

TO

8078 12/10 0101 07CHECK 185.20

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 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

CAMT	54000.00
CON TX	178.20
PRFEE	1.00
WDEED	6.00
TOTAL	185.20
CHECK	185.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/10/90 01 15:49 0001 8078

78586

IDENTIF. REFERENCE

DEC 10 3 50 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 380530