This Instrument Prepared by P. Garifo ~~Attorney~~
8 Penn Center
Phila., PA 19103

RETURN TO:
Hallmark Title Company
3401 West End Ave., Suite 670
Nashville, Tennessee 37203

141-15-0.D
042 CO

WARRANTY DEED

THIS INDENTURE, made this 1ST **day of** APRIL **, A. D., 19** 91 **;**
between ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MC CARTY, Trustees under Declaration of Trust dated March 1, 1990, of 8 Penn Center, Philadelphia, PA 19103

~~Tennessee~~, **First Parties, and**

KYLE J. CAVANAUGH ET UX, CHRISTIE L. CAVANAUGH

Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE HUNDRED FORTY EIGHT THOUSAND AND NO/100---------- **Dollars** ($148,000.00)

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

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have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Final P.U.D. Plan of Resubdivision of Lots 12 - 16, and Lots 42 and 43, Phase 1, "Sheffield" on the Harpeth, of record in Book 6900, Page 182, Register's Office for Davidson County, Tennessee.

SAID Lot No. 42 fronts 82 feet on the Northeasterly margin of Staffordshire Drive and extends back between parallel lines measuring 140 feet to a dead line in the rear measuring 82 feet thereon.

BEING the same premises which William G. Quanstrom and Elizabeth M. Quanstrom, Husband and Wife, by Deed dated JANUARY 17, 1991 and recorded in Davidson County, Tennessee, in Deed Book Volume 8318 , Page 339 &c., granted and conveyed unto Eleanore F. Walker, Joseph T. Hartman, Terrell R. Johnson, Robert W. Bugel and George E. McCarty, Trustees under Declaration of Trust dated March 1, 1990, in fee.

This conveyance is subject to any and all existing restrictions and easements of record.

AND by Authority set forth under Declaration of Trust dated March 1, 1990, any two Trustees thereunder may act for all the Trustees.

10429

IDENTIF. REFERENCE

APR 30 10 12 AM '91

FELIX Z. WISE
DAVIDSON COUNTY TN.

ıes, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

SEE EXHIBIT 'A' ATTACHED HERETO

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and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.)

.....(L. S.)

.....(L. S.)

and

.....(L. S.)

Trustees under Declaration of Trust dated March 1, 1990

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF Phila. } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State ..... and ..... Trustees under Declaration of Trust dated March 1, 1990, the within named bargainors, 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 office, in ..... County, this 1ST day of APRIL 19 91

.....
Notary Public

NOTARIAL SEAL
ANGELA C HUDSON
My Commission Expires Oct 24 1994

My Commission expires .....

STATE OF .....
COUNTY OF ..... } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State .....

....., the within named bargainors, 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 office, in ..... County, this ..... day of ..... 19.....

.....
Notary Public

My Commission expires .....

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER KYLE J. CAVANAUGH ET UX
ADDRESS 7608 STAFFORDSHIRE DRIVE
NASHVILLE, TN 37221

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES
First Republic Mortgage Corporation
ADDRESS 6012 Wimington Pike
Dayton, Ohio 45459

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 148,000.00 Affiant .....

Subscribed and sworn to before me this 26TH day of APRIL 19 91

.....
Notary Public

STEVEN G. WATKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

KEITH PRESS, INC., PRINTERS, KNOXVILLE

MY COMMISSION EXPIRES: .....

EXHIBIT 'A'

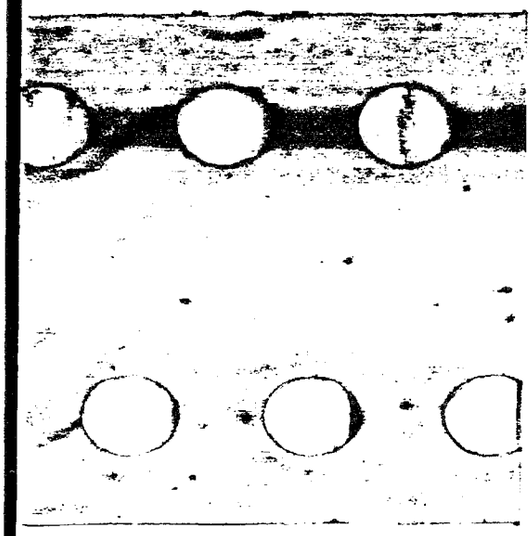
1. Real property taxes for 1991 and all future years.

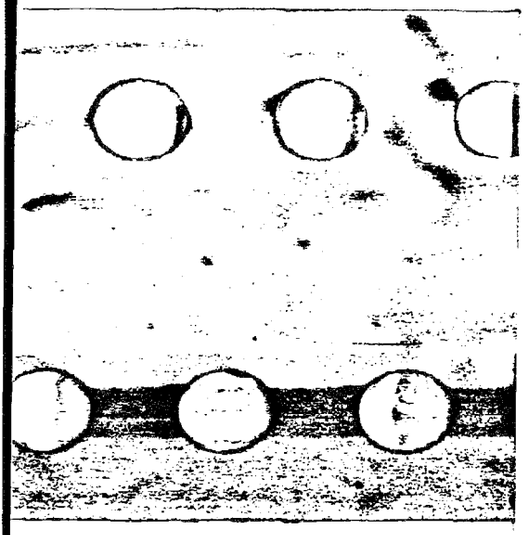
2. All matters set forth on Plat of record in Book 6900, page 182, Register's Office for Davidson County, Tennessee, including a 10-foot public utility and drainage easement along the front of the lot and running across the rear portion of the lot.

3. Restrictions of record in Book 6925, page 900, Book 7154, page 954, and Book 7154, page 964, said Register's Office.

4. Transmission Line Easement to the United States of America, of record in Book 4136, page 525, said Register's Office.

9277 04/30 0101 03CHECK 498.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8340 PAGE 518

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
148000.00
CON TX 488.40
PRFEE 1.00
~~MTGFEE 9.00~~
~~TOTAL 498.40~~
CHECK 498.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/30/91 01 10:11 0001 9277

10429

IDENTIF. TREFERENCE

APR 30 10 12 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 417264