File Box 38 File 10107

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 8348 PAGE 482
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CYNTHIA A. KERSHNER (NAME)	NEW OWNERS (NAME)	Map 103-4
4017 Utah Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 367
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 25W4105

FOR AND IN 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, CAROLYN JAN SCANLAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CYNTHIA A. KERSHNER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the westerly 50 feet of Lot No. 80 on the Plan of West End Annex, as of record in Plat Book 332, page 61, Register's Office for said County, to which plan reference is made for a more complete description.
*

Being the same property conveyed to Carolyn Jan Scanlan, unmarried by deed from Herbert Hoover Woodard and wife, Dorothy Green Woodard of record in Book 5938, page 970, said Register's Office.

This conveyance is subject to: (1) 1991 taxes, which have been prorated and assumed by the Grantee herein; and (2) All matters appearing on the Plan of record in Plat Book 332, page 61, said Register's Office.

* Said part of Lot No. 80 fronts 50 feet on the southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines, 163.3 feet to an alley.

0560 05/09 0101 03CHECK 252.85

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.
MAY 9 9 17 AM '91

IDENTIF. TREFERENCE

13053

This is improved (XX) unimproved ( ) property, known as 4017 Utah Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of May, 1991.

Jan Scanlan Carolyn Jan Scanlan

CAROLYN JAN SCANLAN

BOOK 8348 PAGE 483

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN JAN SCANLAN

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 8th day of May, 19 94.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, 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 $74,500.00

Cynthia A. Kershner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 1994

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

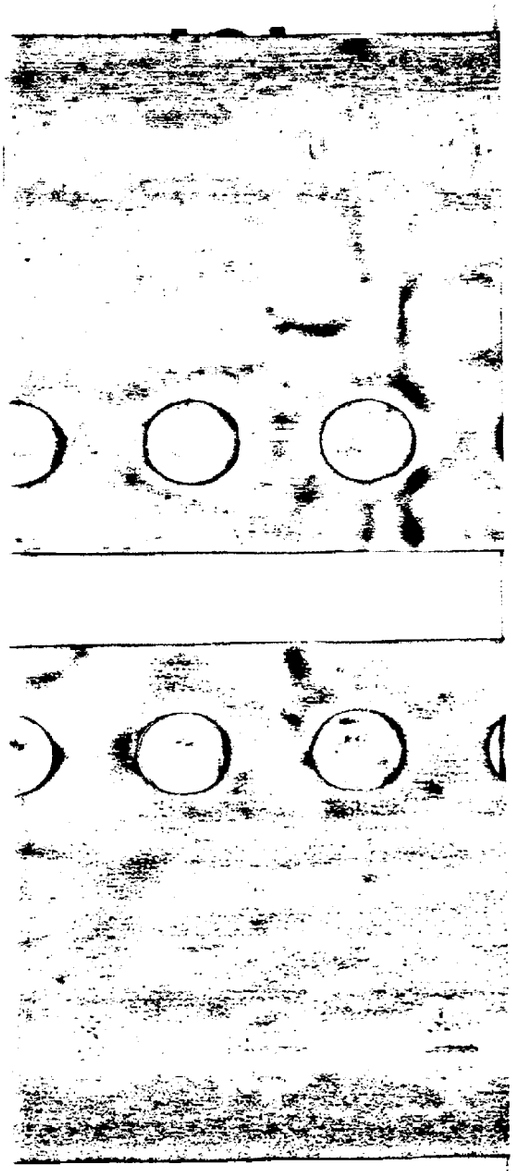
Notary Public

WARRANTY DEED

FROM CAROLYN JAN SCANLAN

TO CYNTHIA A. KERSHNER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8348 PAGE 484

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 74500.00
CON TX 245.85
PRFEE 1.00
WDEED 6.00
TOTAL 252.85
CHECK 252.85

05/09/91 01 09:17 0001 0560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13053

IDENTIF. REFERENCE

MAY 9 9 17 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 420188