File Box 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Agnes M Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October, 19 91

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Agnes M. Anderson (NAME)	CityFed Mortgage Company (NAME)	MAP 70-9
2218 Buena Vista Pike (STREET ADDRESS OR ROUTE NUMBER)	Box 127 (STREET ADDRESS)	PARCEL 134
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501-0127 (CITY) (STATE) (ZIP)	13DA-14035

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, WE, Frances J. Reeds and Clem B. Kenner, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Agnes M. Anderson

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. 1 on the Plan of a Subdivision of the Tom Resha Property, which is of record in Plat Book 5210, page 294, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

INCLUDED BUT EXPRESSLY EXCLUDED THEREFROM Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of a Subdivision of the Tom Resha Property, which is of record in Plat Book 5210, page 294, Register's Office for Davidson County, Tennessee, described as follows: RIGHT-OF-WAY: Beginning at a point in the existing southern right-of-way margin of Buena Vista Pike, said point being the northwesterly corner of the aforementioned Reeds and Kenner, Jr. property; thence with the northerly boundary of said Reeds and Kenner property South 57 degrees 57 minutes 08 seconds East, 14.93 feet to a point; thence leaving said northern boundary with a new line South 38 degrees 59 minutes 47 seconds West, 94.88 feet to a point; thence continuing along said new line on a curve to the left, the radius of which is 11,423.16 feet, a central angle of 0 degrees 10 minutes 10.1 seconds, and an arc length of 33.79 feet, to a point on the southern boundary of said Reeds and Kenner, Jr. property; thence with said southern boundary North 57 degrees 57 minutes 08 seconds West, 10.75 feet to a point on the aforesaid existing southern right-of-way margin North 37 degrees 07 minutes 21.6 seconds East, 128.23 feet, more or less, to the point of beginning, containing 1,637 square fee, more or less.

BEING part of the same property conveyed to Frances J. Reeds and Clem B.

This is unimproved ( ) improved (X) property, known as 2218 Buena Vista Pike, Nashville, TN
(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 hands this 9th day of October, 19 91

Frances J. Reeds
Frances J. Reeds

Clem B. Kenner, Jr.
Clem B. Kenner, Jr.

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Frances J. Reeds and Clem B. Kenner, Jr.

(or proved to me on the basis of satisfactory evidence) the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of October, 19 91.

Commission expires March 25, 1995

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____ Notary Public

91 NOV 19 AM 9:34

WARRANTY DEED

FROM Frances J. Reeds and Clem B. Kenner, Jr.

TO Agnes M. Anderson

Return to:
PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

TITLE REFERENCE

5.8.29

CONTINUATION PAGE FOR WARRANTY DEED

Kenner, Jr. by deed from Leon Sharber, Trustee, filed of record in book 5847, page 636 and by Divorce Decree filed of record in Book 8349, page 976, Register's Office for Davidson County, Tennessee.

5711 11/01 0101 03CHECK 106.00

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 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 6.00
TOTAL 106.90
CHECK 106.90

11/01/91 01 10:35 0001 5711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.8.9.2.9.

IDENTIFICATION REFERENCE

Nov 1 10 34 AM '91

No. 472870