WARRANTY DEED FOR TENNESSEE

BOOK 8915 PAGE 815

THIS INDENTURE, made and entered into this 12th day of April ,19 93 , by and between, Robert E. Johnson and Rita K. Johnson, husband and wife ** , party(ies) of the first part, and Thomas P. Kanaday, Jr. and Sally R. Kanaday, husband and wife their heirs and assigns, party(ies) of the second part,

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargined and sold and does hereby bargain, sell, convey and confirm unto the party(ies) of the second part, the following described real estate situated, lying and being in the County of Davidson ,State of Tennessee, to wit:

Being part of Lot No. 54 on the Map of O. B. Hayes plan of Large Lots as of record in Book 21 at page 87, Register's Office of said County, described according to a copy of a survey thereof made October 6, 1936 by Erle Drake, County Surveyor, as follows:

Beginning at a point in the east margin of 17th Avenue South, which point is 718.1 feet north of the northeast intersection of said Avenue and Belcourt Street, also being the northwest corner of a part of said lot conveyed to Mai Tune by deed from C.B. Glen and wife, of record in Book 600 at page 433, said Register's Office; thence easterly along Tune's north line 154 feet to a point in the westerly margin of a 15 foot alley 713 feet north of the northwest intersection of said alley and Belcourt Street, being the northeast corner of the Tune lot above mentioned; thence with the west margin of said alley North 72 feet to a point; the southeast corner of a part of said lot conveyed to C. Smith by deed from Mary J. Cayce and husband of record in Book 4 4 at page 339, said Register's Office; thence with Smith's South line westerly along a fence 154 feet to the east margin of 17th Avenue South, Smith's southwest corner; thence with the margin of said Avenue, South 63.5 feet to the point of beginning.

** Raymond E. Johnson and wife, Sara J. Johnson, heirs of Raymond E. Johnson and Mae Louthan Johnson both deceased with Mae Louthan Johnson predeceasing Raymond E. Johnson. by will of record in Will Book 178 at page 369, Probate Court Clerk's Office for Davidson County, Tennessee.

09431

IDENTIFICATION REFERENCE

APR 14 9 19 AM '93

CECIL Z. WILSON II REGISTER DAVIDSON COUNTY, TN

PROPERTY ADDRESS: 1606 17th Avenue S., Nashville, TN

BEING the same property acquired by the party of the first part by deed recorded in Book 2144 at page 571 , Registers Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1993, and subsequent years.

AND THE SAID part of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quite possession thereto he/she will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her no further or otherwise.

IN WITNESS WHEREOF the undersigned has set his/her/their hand and seal on this date first written above.

Robert E. Johnson

Rita K. Johnson

Raymond E. Johnson

Sara J. Johnson

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STATE OF TENNESSEE)
COUNTY OF ~~Davidson~~) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared ~~Robert E. Johnson and Rita K. Johnson~~; Raymond E. Johnson *, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged the foregoing instrument to be his/her/their free act and deed. *and Sara J. Johnson

WITNESS my hand and seal this 12th day of April, 19 93.

Notary Public

My Commission Expires: January 26, 1997 Kenneth C. Kant

STATE OF TENNESSEE)
COUNTY OF _____) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared _____, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged that he/she is the _____ of _____, a Corporation/Partnership/Joint Venture and who executed the foregoing instrument as its free act and deed.

WITNESS my hand and seal this _____ day of _____, 19___.

Notary Public

My Commission Expires: _____

MAP AND PARCEL NUMBER: 104-08-0 304.00

STATE OF TENNESSEE, COUNTY OF Davidson,

The actual consideration or value, which ever is greater for this transfer is $ 175,000.00.

Sworn and Subscribed to before me this 12th day of April, 19 93.

Affiant

Notary Public Kenneth C. Kant

My Commission Expires: January 26, 1997

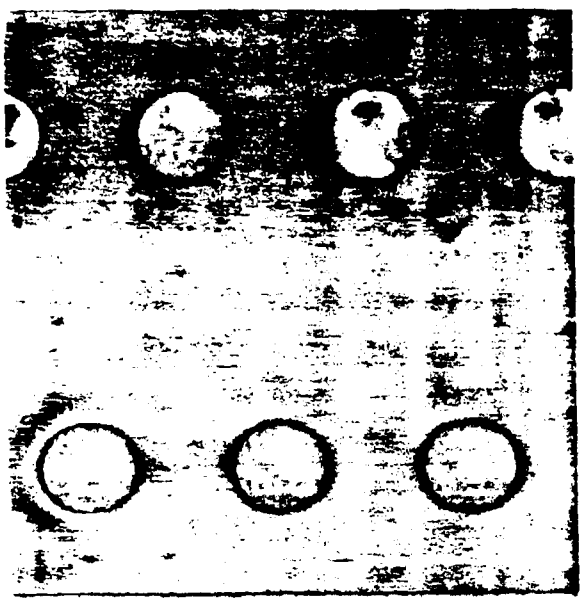
Address of New Owner:	Send Tax Bills To:
Thomas P. Kanaday, Jr.	Same As Owner
3517 Woodmont Blvd	
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37215	
CITY/STATE/ZIP	CITY/STATE/ZIP

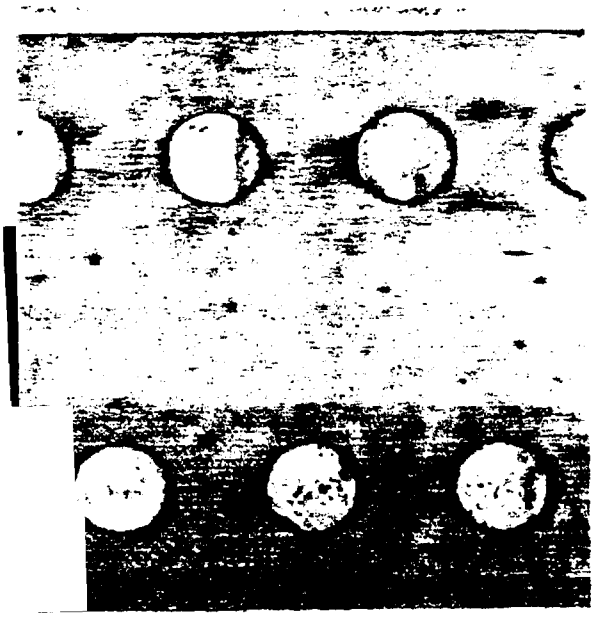
PREPARED BY AND PLEASE RETURN TO:

SUPERIOR TITLE & ESCROW SERVICES, INC.
919 WEST MAIN STREET, SUITE U-3
HENDERSONVILLE, TN 37075
(615) 822-9232 .

FILE #: 93-1217

5239 04/14 0101 03CHECK 656.50





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	175000.00
			CON TX	647.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	656.50
			CHECK	656.50
04/14/93	01	09:20	0001	5239

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 9 4 3 1:

IDENTIFI REFERENCE

APR 14 9 19 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 640001