55711

IDENTIF. & REFERENCE

THIS INSTRUMENT WAS PREPARED BY
WILLIAMS, SMITH & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

94 MAY 31 PM 3:42

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
BESSIE F. KEAN	Union Planters	Map # 69-11
	7130 GOODLETT FARMS PKY 4 WEST	
4023 RED ROSE COURT	MEMPHIS, TENNESSEE 38173	Parcel # 2 BOOK 9361 PAGE 905
NASHVILLE, TENNESSEE 37218		

FOR AND IN CONSIDERATION, of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **DAVID L. DANIEL and ANDREW HARLAN, JR., and RUDOLPH HARLAN and WILLIAM HARLAN** (herein "Grantor"), do hereby transfer and convey unto **BESSIE F. KEAN, UNMARRIED** (herein "Grantee"), a certain tract or parcel of real property in **DAVIDSON** County, Tennessee, more particularly described as follows:

Being Lot No. 5 on the Plan of Gold Coast Addition, of record in Book 2854, Page 123, Register's Office for said County. Said Lot No. 5 fronts 94.7 feet on the southwesterly side of Red Rose Court and extends back 224 feet on the southeasterly line and 194.6 feet on the northwesterly line, to a dead line on which it measures 204.3 feet.

Being the same property conveyed to Bessie Kean and Lois H. Daniel by deed from Thomas Edward Shockley and wife, Delores C. Shockley of record in Book 4752, Page 423, Register's Office for Davidson County, Tennessee. The said Lois H. Daniel having since died on October 7, 1991, with her interest in said property passing by intestate succession to David L. Daniel, Andrew Harlan, Jr., Rudolph Harlan, and William Harlan. An Affidavit of Heirship by Edward H. Kimes of record in Book 9321, Page 70, Register's Office for Davidson County, Tennessee.

This land is improved property known as **4023 RED ROSE COURT, NASHVILLE, TENNESSEE 37218.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said Grantee, his/her heirs, successors and assigns forever.

The said Grantors do hereby covenant with the Grantee that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1994 which are assumed by the Grantee.

2. Matters set forth on the Plan of Gold Coast Addition, of record in Book 2854, Page 123, Register's Office for Davidson County, Tennessee.

3. Agreement for sanitary sewers and/or storm drainage of record in Book 5196, Page 820, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance to Nashville Water Works of record in Book 3157, Page 401, Register's Office for Davidson County, Tennessee.

5. Deed of Trust of record in Book 5237, Page 978, Register's Office for Davidson County, Tennessee, currently held by Union Planters -- Mortgage Servicing with an unpaid principal balance of $23,767.02, which is assumed by the Grantee.

6. The Grantors warrant that the subject property has not been used as a principal place of abode by any of them.

Except as set forth above, the undersigned Grantor do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said Grantee, his/her heirs, successors and assigns, against the lawful claims of all other persons or entities 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.

IN WITNESS WHEREOF the undersigned have executed this instrument this 26th day of May, 1994

Rudolph Harlan by Thomas H. Ware, atty in fact
RUDOLPH HARLAN

David L. Daniel by James R. Tomkins, his Atty. in Fact
DAVID L. DANIEL

William Harlan by Thomas H. Ware, atty in fact
WILLIAM HARLAN

Andrew Harlan Jr. by Thomas H. Ware, atty in fact
ANDREW HARLAN, JR.

ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF Davidson)

BOOK 9361 PAGE 906

Before me, personally appeared James R. Tomkins, Esq., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David L. Daniel, and acknowledged that he/she executed the same as the free act and deed of said David L. Daniel by his Atty. in Fact.

Witness my hand, at office, this **26th** day of **May, 1994.**

Elizabeth L. Barnard
Notary Public
My Commission Expires: [illegible]

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $ 27,000.00.

Bessie F. Kean
Bessie F. Kean

Sworn to and subscribed before me this 26th day of May, 1994.

Sally G. Goostree
NOTARY PUBLIC
My Commission Expires: 12/7/94

State of Tennessee
County of Davidson

Before me, personally appeared Thomas H. Ware, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew Harlan, Jr., Rudolph Harlan, and William Harlan, and acknowledged that he executed the same as the free act and deed of said Andrew Harlan, Jr., Rudolph Harlan, and William Harlan.

Witness my hand, at office, this 26th day of May, 1994.

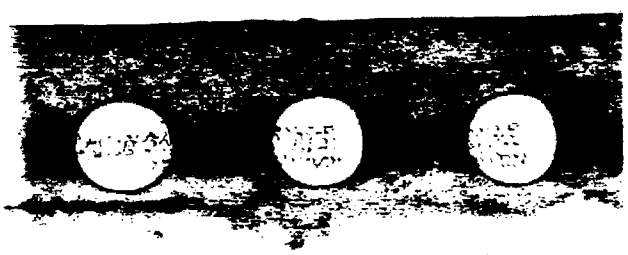
Elizabeth L. Barnard
Notary Public

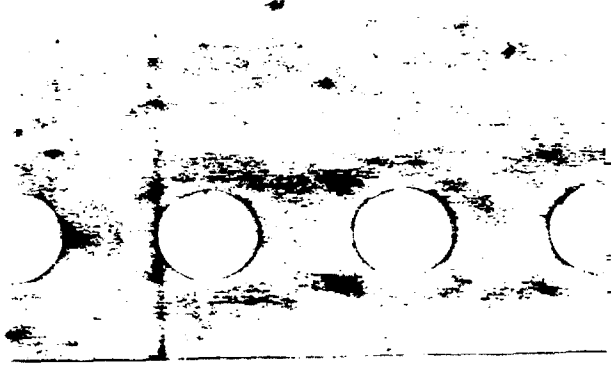
My Commission Expires: [illegible]

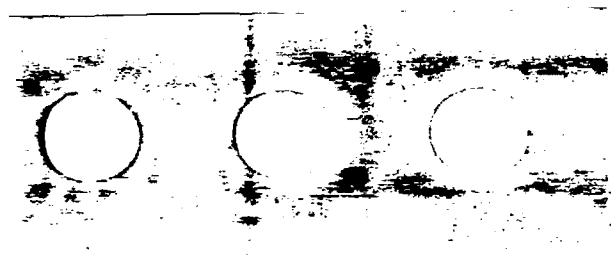
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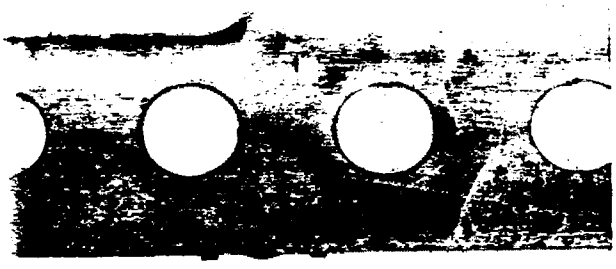
WD-W&S.DOC
File No. 1429

Title Co. T.G. No.









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9361 PAGE 907

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	8.00
			TOTAL	108.90
			CHECK	108.90

05/31/94 01 15:41 0001 2173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55711
IDENTIF. & REFERENCE

94 MAY 31 PM 3:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 797136