BOOK 9428 PAGE 114

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 19 94

Notary Public W. K. GEORGAS, JR.

MY COMMISSION EXPIRES November 19, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: TIM YEAGER, UNMARRIED	MORTGAGEE: SEND TAX BILLS TO NEW OWNER	MAP-PARCEL NUMBERS 12 D A 42410
(NAME) 503 EDWIN STREET	(NAME)	71-8-365
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE , TN 37207	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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,

W. MICHAEL KENNEDY AND WIFE, NANCY C. KENNEDY

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

TIM YEAGER, UNMARRIED

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 42 ON THE PLAN OF SECTION TWO RAWLS TRACT SUBDIVISION, OF RECORD IN BOOK 1424, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 42 FRONTS 50 FEET ON THE NORTH SIDE OF EDWIN AVENUE AND EXTENDS BACK 136 FEET ON THE WESTERLY LINE AND 133.5 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 46.5 FEET.

BEING THE SAME PROPERTY CONVEYED TO W. MICHAEL KENNEDY AND WIFE, NANCY C. KENNEDY BY DEED OF RECORD IN BOOK 9123, PAGE 802, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

This is unimproved / improved X property, known as 503 EDWIN STREET , NASHVILLE , TN , 37207
(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 hand s this 2nd day of August, 19 94

W. MICHAEL KENNEDY: W. Michael Kennedy

NANCY C. KENNEDY: Nancy C. Kennedy

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STATE OF TENNESSEE
County of SUMNER

Personally appeared before me,
W. MICHAEL KENNEDY AND WIFE, NANCY C. KENNEDY
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 19 94

Commission expires November 19, 1994

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

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

Commission expires

Notary Public

78095
IDENTIFICATION REFERENCE

94 AUG -4 AM 9:17
PELLIA
DAVIDSON COUNTY, TN

4493 08/04 0101 03CHECK 101.50

WARRANTY DEED

FROM

W. MICHAEL KENNEDY AND WIFE,
NANCY C. KENNEDY

TO

TIM YEAGER, UNMARRIED

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

08/04/94 01 09:17 0001 4493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78095
IDENTIFICATION REFERENCE

94 AUG -4 AM 9:17

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 821006