BOOK 9479 PG 30

Book 53

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 118,000.00
Suzanne DiCandeloro
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF September 19 94
Notary Public
MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUZANNE DiCANDELORO	SAME	MAP 52 09
(NAME)	(NAME)	
2641 MIAMI AVENUE		PARCELS 144.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214		AND 145.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JOHN B. WILKES AND WIFE, JO ANN WILKES

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

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:

TRACT ONE:
BEING Lot No. 20 on the Map of Gothard's Subdivision, as of record in Book 547, page 79, Register's Office for Davidson County, Tennessee, described as follows: Said Lot No. 20 fronts 50 feet on the westerly side of Miami Avenue (formerly an unnamed street) and extends back between parallel lines 170 feet, more or less, to the low water mark of the Cumberland River.

INCLUDED in the above description, but EXPRESSLY EXCLUDED therefrom is that part of said lot conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Frank V. Niederhauser, of record in Book 4002, page 760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John B. Wilkes and wife, Jo Ann Wilkes by deed of record in Book 4588, page 96, Register's Office for Davidson County, Tennessee.

TRACT TWO:
BEING Lot No. 21 on the Map showing J. H. Gothard's Subdivision of 9.08 acres, in Pennington's Bend of record in Book 547, page 79, Register's Office for Davidson County, Tennessee.
Said Lot No. 21 fronts fifty (50) feet on the westerly side of Miami Avenue, and runs back between parallel lines 170 feet, more or less, to the low water mark of Cumberland River.

Being the same property conveyed to John B. Wilkes and wife, Jo Ann Wilkes by deed of record in Book 4924, page 986, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2641 MIAMI AVENUE, NASHVILLE, TN 37214
(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 27th day of September 19 94

JOHN B. WILKES

JO ANN WILKES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN B. WILKES AND WIFE, JO ANN WILKES

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 27th day of September 19 94.

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

Notary Public

95353

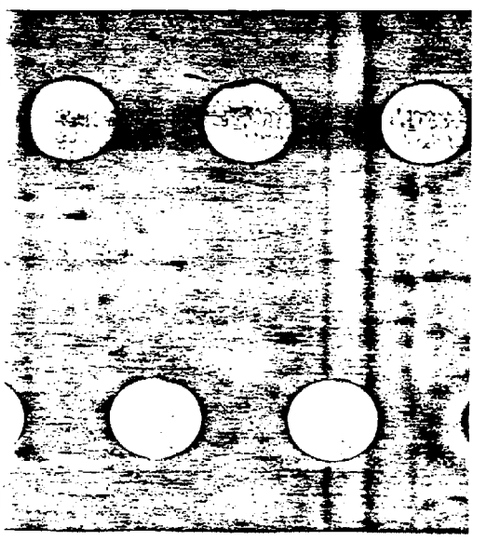
IDENTIF. & REFERENCE

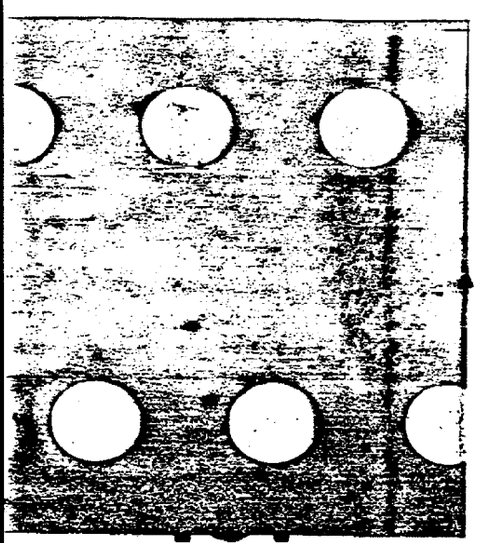
94 SEP 30 AM 8:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3244 09/30 0101 03CHECK

445.60





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

RECEIVED OF _____

FOR _____

BOOK 9479 PG 32

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 118000.00
				CON TX 436.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 445.60
				CHECK 445.60
09/30/94	01			08:23 0001 3244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95353
IDENTIF. ↑ REFERENCE

94 SEP 30 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839500