WARRANTY DEED

BOOK 9538 PG 935

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Karen A. Kerce
Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen A. Kerce (NAME)	Same (NAME)	MAP 131-4
1601 Shackleford Road (ADDRESS)	(ADDRESS)	PAR 49
Nashville, Tennessee 37215 (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, Roger C. Flannery and wife, Amanda T. Flannery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen A. Kerce, 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 a part of Lot No. 24 on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place, of record in Book 421, pages 118 and 119 of the Register's Office for Davidson County, and more fully described according to survey made by W. B. Southgate, Surveyor, in July, 1929, as follows:

Beginning at the center of the intersection of Belmont Boulevard and Shackleford Road; running thence with the center of Belmont Boulevard in a southerly direction, 242 feet, 6 inches; thence eastwardly 164 feet, 6 inches; thence northwardly 242 feet, 6 inches to the center of Shackleford Road; thence westwardly with the same 164 feet, 6 inches to the beginning.

Being the same property conveyed to Roger C. Flannery and wife, Amanda T. Flannery by deed from Greer Ezell Hendon and wife, Eleanor Barbara Hendon, of record in Book 3861, page 321, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

14885

IDENTIF. & REFERENCE

DEC -5 AM 9:26

REGISTER DAVIDSON COUNTY, TN.

MAIL ENV

0445 12/06 0101 03CHECK 575.10

This is improved (X) unimproved property, known as 1601 Shackleford Road, Nashville, Tennessee 37215
(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 December, 19 94

Roger C. Flannery

Roger C. Flannery

Amanda T. Flannery

Amanda T. Flannery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9538 PG 936

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger C. Flannery and wife, Amanda T. Flannery

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 Nashville, Tennessee, this 2nd day of December, 19 94.

Commission expires _____

Notary Public

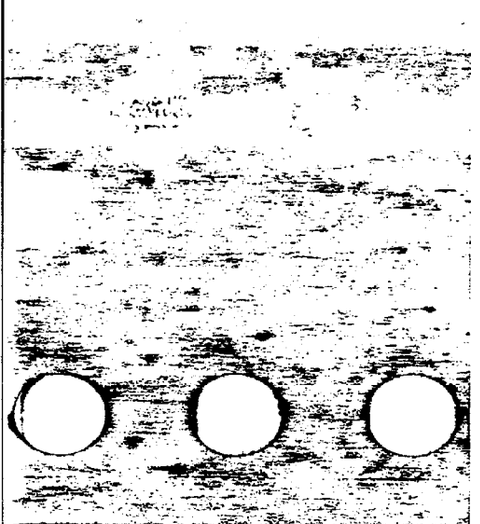
STATE OF TENNESSEE
COUNTY OF

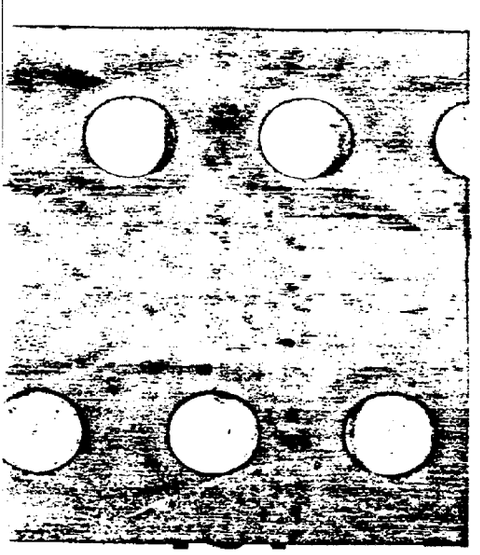
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9538 PG 937

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	
	153000.00
CON TX	566.10
PRFEE	1.00
WDEED	8.00
TOTAL	575.10
CHECK	575.10

12/06/94 21 08:26 0001 0445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14885

IDENTIF. & REFERENCE

94 DEC -6 AM 9:26

REGISTER
DAVIDSON COUNTY, TN.

No. 860445