274

WARRANTY DEED

BOOK 9578 PG 801

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 19 95

Notary Public

MY COMMISSION EXPIRES: [illegible] 29, 1996
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101 Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Daugherty (NAME)	Mid-State Financial Services, Inc (NAME)	83-5
1305 Calvin Avenue (ADDRESS)	2021 Richard Jones Road, Ste 200 (ADDRESS)	306
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	23W 8985

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, Timothy W. Thomas and wife, Deborah P. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Daugherty and Carl Daugherty

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. 19 of Block "B" on the Plan of F. O. Beazley's Addition to East Nashville, as of record in Book 57, page 85, Register's Office for said County.

Said Lot No. 19 fronts 50 feet on the northerly side of Calvin Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Timothy W. Thomas and wife, Deborah P. Thomas by deed from Daniel Hugh Campbell et ux, Elsie P. Campbell of record in Book 8996, page 37, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements of record.

28130

IDENTIF. & REFERENCE

95 JAN 26 AM 8:21

REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1305 Calvin Avenue, Nashville, TN 37206
(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 23rd day of January, 19 95

Timothy W. Thomas

Deborah P. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9578 PG 802

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy W. Thomas and wife, Deborah P. Thomas

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 Brentwood, Tennessee, this 23rd day of January, 19 95.

Commission expires July 27, 1996

Notary Public

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE TENN.

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 _____.

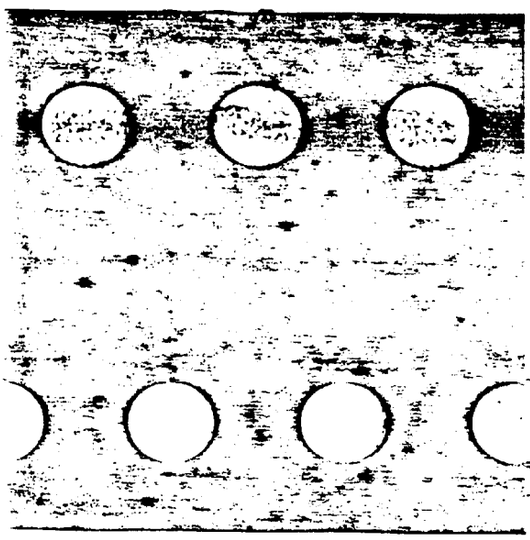
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

5292 01/26 0101 03CHECK

249.13



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

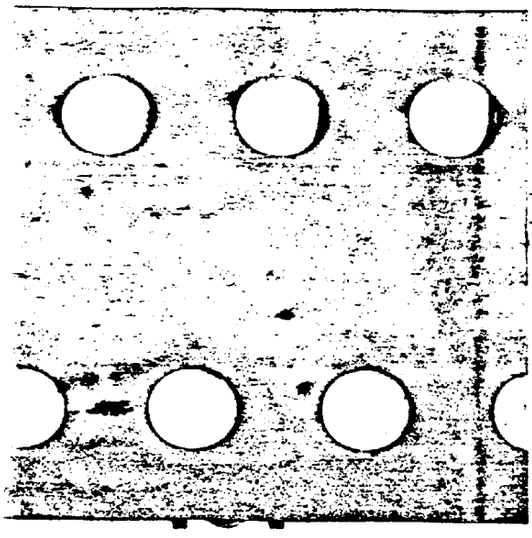
RECEIVED OF _____

FOR _____

BOOK 9578 PG 803

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	64900.00
CON TX	240.13
PRFEE	1.00
WDEED	8.00
TOTAL	249.13
CHECK	249.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/26/95 01 08:21 0001 5192

28130
IDENTIF. & REFERENCE

95 JAN 26 AM 8:21

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 874988