PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) File No: 36046
(PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES)
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James E. Harrell Julia K. Harrell 3205 Overlook Drive Nashville, Tennessee 37212	**SAME**

TAX MAP-PARCEL NUMBERS: 104-10-160

WARRANTY DEED

2598 02/16 0101 03CHECK 242.10

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allen B. Kaiser and spouse, Joan H. Kaiser,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Harrell and spouse, Julia K. Harrell,** hereinafter called the **Grantee,** Grantee's heirs and assigns, **a sixty percent (60%) undivided interest** in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 199 on the Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described according to a survey made by Erle Drake, County Surveyor, dated October 10, 1930, as follows:

Beginning at a point in the southerly margin of Overlook Drive at the common corner of Lots 198 and 199; thence with the line between said lots southeasterly 180 feet to a point in the north line of lot 202; thence with the line of Lots 202 and 199 easterly 70 feet to a corner of Lots 199 and 200; thence with the line between said lots in a northwesterly direction 180 feet to a point in the southerly margin of Overlook Drive; thence with said Drive in a southwesterly direction 70 feet to the beginning.

Being the same property conveyed to Grantor by deed from Verne C. Lanier, Jr. and wife, Dean M. Lanier, of record in Book 4526, Page 281, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 3205 Overlook Drive, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of February, 1995.

Allen B. Kaser
Allen B. Kaiser

Joan H. Kaiser
Joan H. Kaiser

State of Tennessee
County of Davidson

On this 16th day of February, 1995, before me the undersigned authority, personally appeared **Allen B. Kaiser** and **Joan H. Kaiser**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 63000.00

Jim E. Harrell III
Affiant

Sworn and subscribed before me on the 16th day of February, 1995.

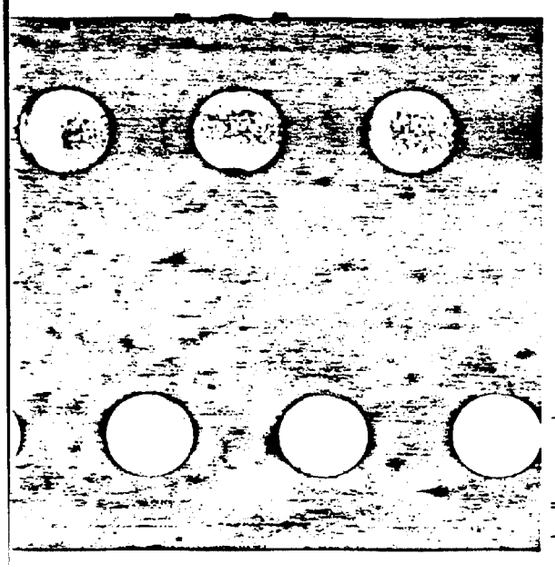
My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

95 FEB 17 AM 9:35
ELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

34938



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

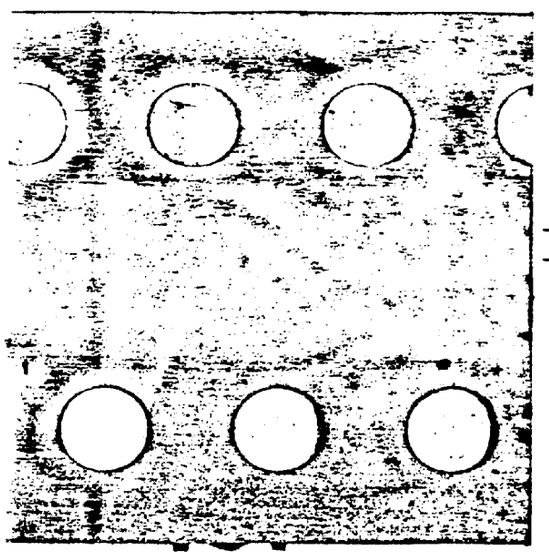
RECEIVED OF _____

FOR _____

BOOK 9597 PG 432

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 63000.00
CON TX 233.10
PRFEE 1.00
MDEED 8.00
TOTAL 242.10
CHECK 242.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/95 01 21:34 0001 2598

95 FEB 17 AM 9:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

34938
IDENTIF. REFERENCE

No. 882297