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

BOOK 9605PG328

W & I Ref: (cmw) Title No: 36139
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard J. Connor, Jr. Kerry D. Connor 717 Branch Creek Road Nashville, TN 37205	James B. Nutter & Company 4153 Broadway Kansas City, MO 64111

TAX MAP-PARCEL NUMBERS: 103-10-011 08DA 57006

5506 02/28 0101 03CHECK 397.50

WARRANTY DEED

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 **Walter E. Stokes, IV, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard J. Connor, Jr. and spouse, Kerry D. Connor,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 31 on the plan of Brookside Courts-Addition No. 3, of record in Book 1835, page 107, together with as an appurtenance that certain easement of record in Book 5168, page 596, said Register's Office.

SAID Lot No. 31 fronts 73.92 feet on the northwesterly margin of Branch Creek Road and extends back 160 feet on the northeasterly line and 156.9 feet on the southwesterly line to a dead line in the rear, measuring 55 feet thereon.

BEING the same property conveyed to Walter E. Stokes, IV, unmarried, by deed from David R. Barnes and wife, Lisa H. Barnes, of record in Book 8268, page 169, said Register's Office.

This transaction is subject to all matters as shown on the plan of record in Book 1835, page 107, said Register's Office; a 10-foot easement for sewer purposes across the center portion of said lot, together with an 8-inch sewer line and manhole cover lying therein; and to a deed of easement for ingress and egress purposes across both front corners of said lot of record in Book 5168, page 596, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to James B. Nutter & Company, of record in Book 9235, page 595, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

This is improved property, known as: 717 Branch Creek Road, Nashville, TN 37205

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 23 day of February, 1995.

Walter E. Stokes IV

Walter E. Stokes, IV

State of OHIO
County of HAMILTON

On this 23rd day of February, 1995, before me the undersigned authority, personally appeared **Walter E. Stokes, IV**, 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.

NANCY K. CHASE
Notary Public, State of Ohio
My Commission Expires 10-2-97

My Commission Expires: 10-2-97

Nancy K Chase
Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ ~~100,000.00~~ 105,000.00

Richard J Lonn Jr
Affiant

Sworn and subscribed before me on the 24th day of February, 1995.

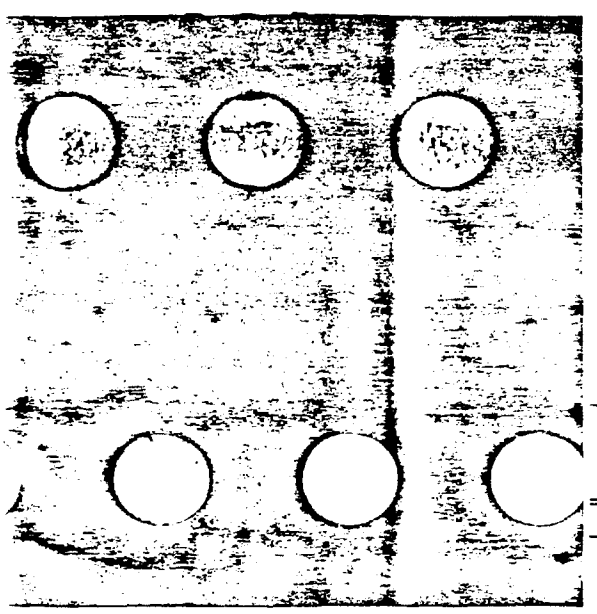
Christy Wilkins Ivey
Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/98

37602
IDENTIF. & REFERENCE

95 FEB 28 AM 10:02
REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9605 PG 330

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

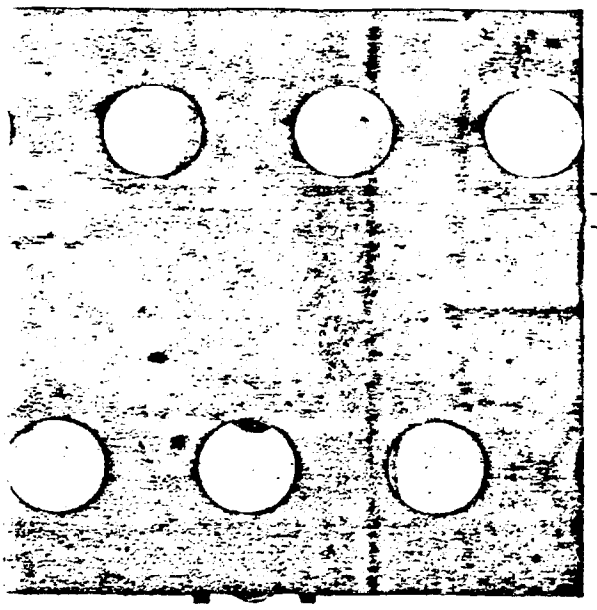
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

02/28/95 01 10:03 0001 5506

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



37602
IDENTIF. & REFERENCE

95 FEB 28 AM 10:02

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

No. 885175