BOX 53

WARRANTY DEED

BOOK 9707 PG 815

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Shelby J Kerr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF June 19 95

Carolyn Adams
Notary Public

MY COMMISSION EXPIRES: 11/28/96
(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
SHELBY J. KERR (NAME)	SAME (NAME)	MAP 71-2
7980 Richwood Rd (ADDRESS)	(ADDRESS)	PARCELS
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	19, 20 AND 21

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, H. T. COBB, JR. AND FRED J. COBB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHELBY J. KERR

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 situated in Davidson County, Tennessee, being Lot Nos. 41, 42, and 43 in E. C. Scruggs First Addition to Avondale, as recorded in Book 161, page 13, Register's Office for Davidson County, Tennessee.

Lot No. 42 and 43 front 50 feet each on the northerly side of Avondale Circle and extend back northerly between parallel lines 149 feet, more or less, to an alley.
Lot 41 fronts 50 feet on the northerly side of Avondale Circle and extends back 149 feet, more or less, and measures 42 feet on the alley.

Being the same property conveyed to H. T. COBB, SR. AND FRED J. COBB, by Deed of record in Book 5058, page 967 and by instrument of record in Book 7824, page 112, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

007194 3

IDENTIF: ↑ REFERENCE

95 JUN 21 AM 9:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved (X)
This is improved ( ) property, known as 1259, 1263, 1267 NORTH AVONDALE, Nashville, TN
(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 19th day of June 19 95

H. T. Cobb Jr.
H. T. COBB, JR.

Fred J. Cobb
FRED J. COBB

BOOK 9707 PG 816

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 H. T. COBB, JR. AND FRED J. COBB

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 19th day of June 19 95.

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

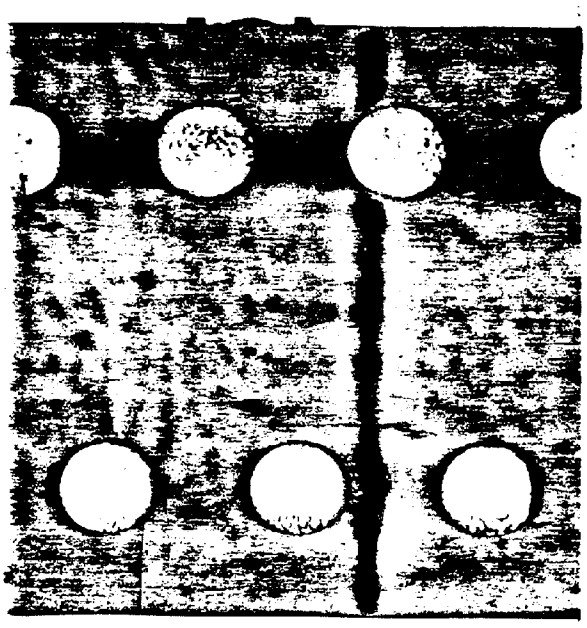
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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

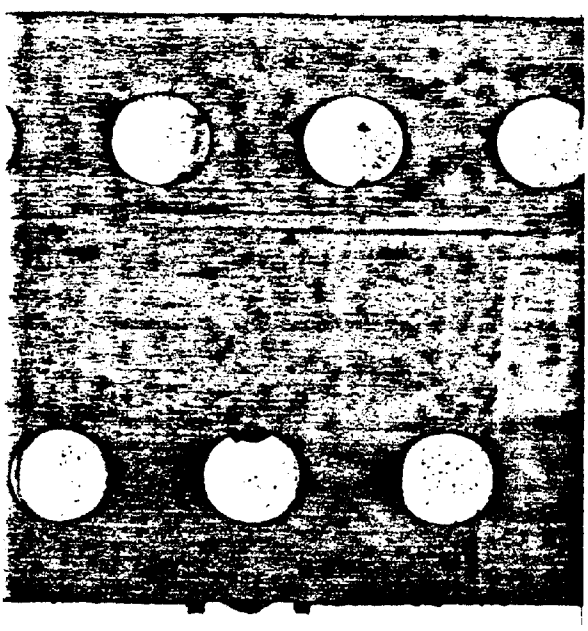
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

3317 06/21 0101 03CHECK 58.95





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9707 PG 817

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 13500.00
CON TX 49.95
PRFEE 1.00
WDEED 8.00
TOTAL 58.95
CHECK 58.95
06/21/95 01 09:07 0001 3317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0071943
IDENTIF. ↑ REFERENCE

95 JUN 21 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.922530