0074048

IDENTIFICATION REFERENCE

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) Title No: 36640
Dav. Co. File: Box 8

95 JUN 23 AM 9:55

FILED AND REGISTER
DAVIDSON CNTY. TN.

BOOK 9714 PG 237

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sheila B. Kerrick Bradley D. Kerrick 4404 Park Avenue Nashville, Tennessee 37209	Union Planters Bank of Middle Tennessee, N.A. P. O. Box 2508 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 91-16-33

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 **Howard Birdwell and Benny Gaddis,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sheila B. Kerrick and spouse, Bradley D. Kerrick,** 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. 305 of Block A on the plan of Charlotte Park Addition to West Nashville, of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 305 of Block A fronts 50 feet on the northerly margin of Park Avenue, formerly First Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Howard Birdwell and Benny Gaddis by deed from Steve Wilkerson, Executor for the estate of Lula Dial of record in Book 9515, page 666, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4404 Park Avenue, Nashville, Tennessee 37209

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.

BOOK 9714 PG 233

WITNESS THE EXECUTION HEREOF this 27th day of June, 1995.

Howard Birdwell **Benny Gaddis**

State of Tennessee
County of Davidson

On this 27th day of June, 1995, before me the undersigned authority, personally appeared **Howard Birdwell** and **Benny Gaddis**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

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: $ 102000.00

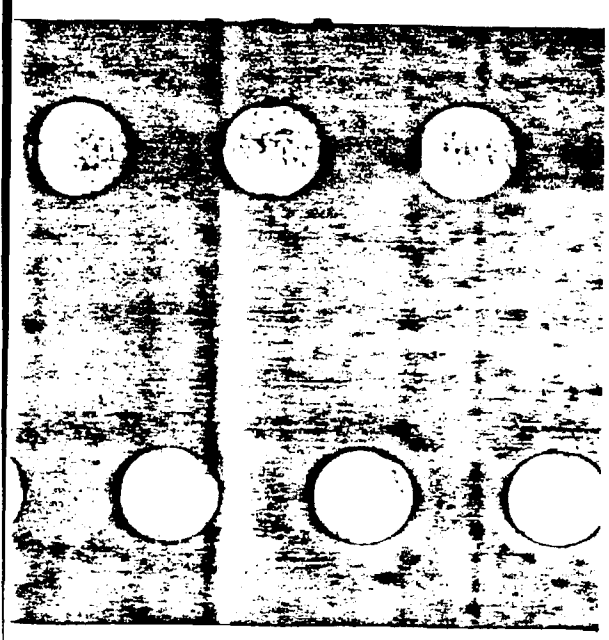
Affiant

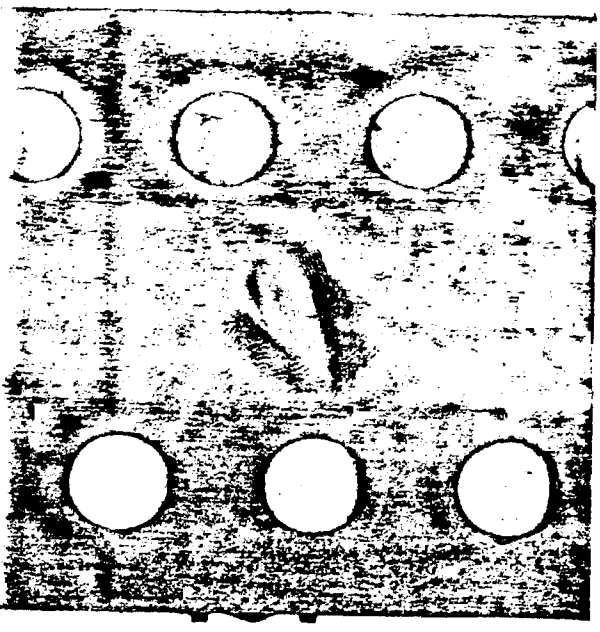
Sworn and subscribed before me on the 27th day of June, 1995.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

5637 06/28 0101 03CHECK 386.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9714 PG 239

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
102000.00
CON TX 377.40
PRFEE 1.00
WDEED 8.00
TOTAL 386.40
CHECK 386.40
06/28/95 01 09:55 0001 5637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074048
IDENTIF. REFERENCE

95 JUN 28 AM 9:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 924824