Bk 9730
20-93

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP 115-16
PARCEL 85

BOOK 9730 PG 677

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

SUSAN CALVERT-ROSENBERG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me this the 12th day of July, 1995.

My Commission Expires: 3/23/96

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
KEVIN F. GANGAWARE	SOUTHTRUST MORTGAGE CORPORATION
(Name)	(Name)
151 HAVERFORD DRIVE	110 OFFICE PARK DRIVE
(Street Address)	(Street Address)
NASHVILLE, TN 37205	BIRMINGHAM, AL 35253

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **GANGAWARE-JONES PARTNERSHIP**, hereinafter called the "Grantor(s)", has bargained and sold, and by these presents does transfer and convey its right, title and interest unto **KEVIN F. GANGAWARE, unmarried,** hereinafter called the "Grantee(s)", **his** 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. 24, on the Plan of West Meade Farms, Section 3, as shown on plat of record in Plat book 1835, page 4, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Gangaware-Jones Partnership by Deed of record in Book 9527, page 166, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", and his heirs and assigns forever; and "Grantor(s)" does covenant with the said "Grantee(s)" that it is lawfully seized 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; and "Grantor(s)" does further covenant and bind itself, and its assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused its name to be affixed hereto on this 24th day of July, 1995.

GANGAWARE-JONES PARTNERSHIP

BY: _____
KEVIN F. GANGAWARE,
PARTNER

BY: _____
PHILLIP BYRON JONES,
PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared KEVIN F. GANGAWARE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of the Gangaware-Jones Partnership and that he as such Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself this 12th day of July, 1995.

Witness my hand and official seal at Nashville, this 12th day of July, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 3/23/96

SUSAN CALVERT-ROSENBERGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared PHILLIP BYRON JONES, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of the Gangaware-Jones Partnership and that he as such Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself this 12th day of July, 1995.

Witness my hand and official seal at Nashville, this 12th day of July, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 3/23/96

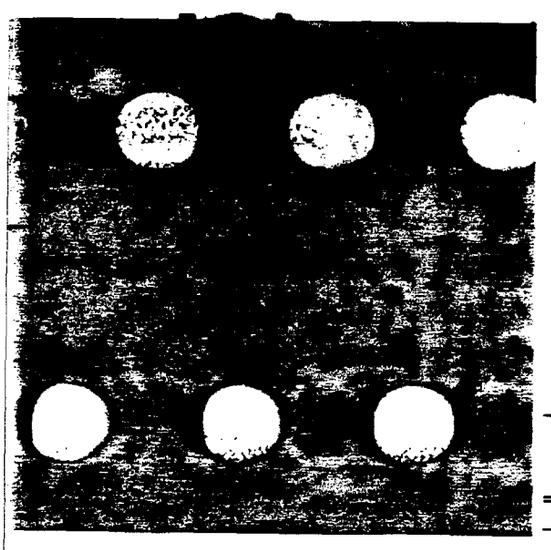
95 JUL 14 AM 9:43
ELIA... REGISTER
DAVIDSON COUNTY, TN.

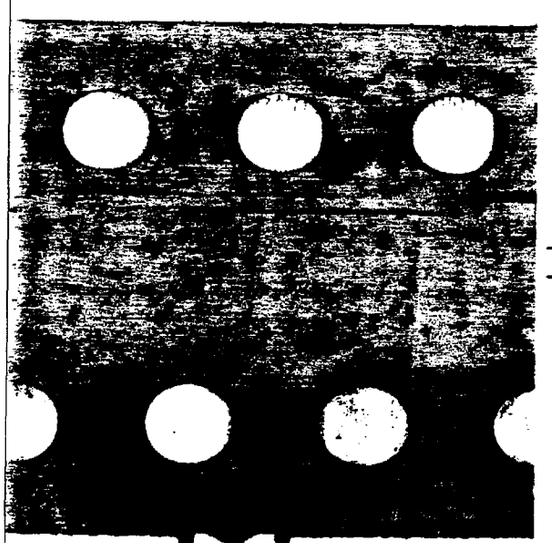
00078983
IDENTIF. & REFERENCE

GANGAWARE.WD

SUSAN CALVERT-ROSENBERGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

...CHECK





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9730 PG 679

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

CONST	
	132000.00
CON TX	488.40
PRFEE	1.00
WDEED	9.00
TOTAL	497.40
CHECK	497.40

07/14/95 01 09:46 0001 1064

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0078983
IDENTIF. ↑ REFERENCE

95 JUL 14 AM 9:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930172