THIS INSTRUMENT WAS PREPARED BY
McDonnell Dyer
30 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9781 PG 191

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 640,000.00

Thomas P Kanaday, Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 19 95

Notary Public

MY COMMISSION EXPIRES: 6-15-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas P. Kanaday, Jr.	Ruby I. Lovell	104-11-112
(NAME)	(NAME)	
3517 Woodmont Blvd.	2710 Valley Brook Place	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Ruby I. Lovell, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas P. Kanaday, Jr. and wife, Sally R. Kanaday

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 in the First Civil District of Davidson County, Tennessee, being Lot No. 11 of Hamilton Parks Subdivision, a plat of which appears of record in Book 161, page 160, Register's Office for Davidson County, Tennessee.

ACCORDING to a survey by William C. Parrish, dated May 10, 1960, said Lot No. 11 fronts 100 feet on the northerly side of Fairfax Avenue and extends back in a northwardly direction between parallel line 308.5 feet to an alley in the rear on which it measures 100 feet.

BEING the same property conveyed to Ruby I. Lovell by deed from J. Vaulx Crockett, Trustee, of record in Book 4518, page 113, Register's Office for Davidson County, Tennessee.

0095831

IDENTIFICATION REFERENCE

95 SEP -1 AM 9:25

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2122 Fairfax Avenue, Nashville, Tennessee 37212
(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 my hand this 31st day of August 19 95

Ruby I. Lovell

Ruby I. Lovell

BOOK 9781 PG 192

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 Ruby I. Lovell, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 19 95.

Commission expires 5-5-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

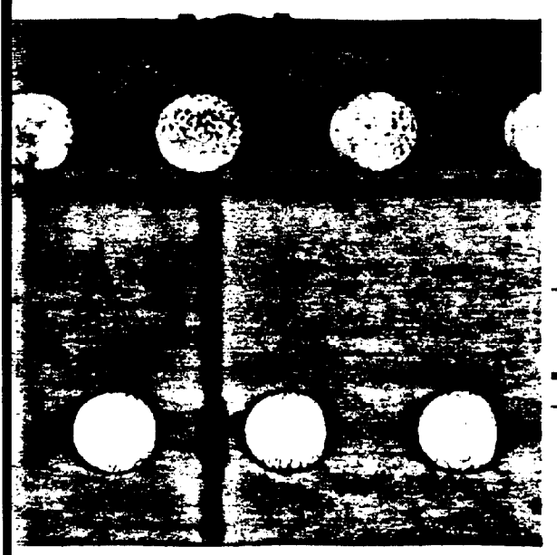
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and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

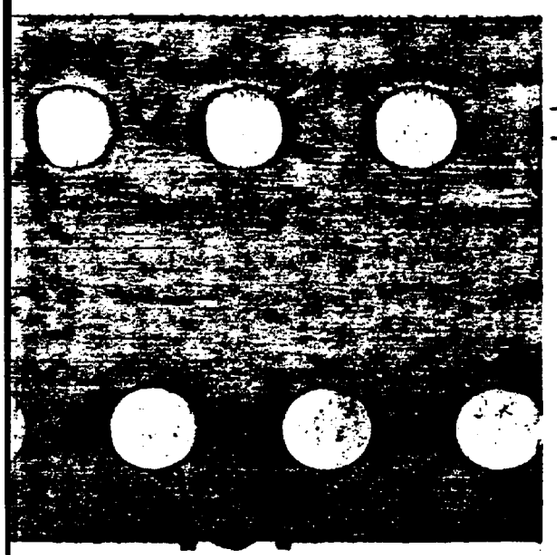
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

9324 09/01 0101 03CHECK 1377.00





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

BOOK 9781 PG 193

RECEIVED OF _____

FOR _____

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 640000.00
CON TX 2368.00
PRFEE 1.00
WDEED 8.00
TOTAL 2377.00
CHECK 2377.00

09/01/95 01 09:24 0001 9324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095831
IDENTIF. # REFERENCE

95 SEP -1 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 948233