BOOK 9805 PG 489

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Bobbie Gann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF September, 1995

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Charles E. Gann (NAME) 100 Fleetwood Dr. OLD HICKORY, TN 37138 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyda Nell Key Stephen Key Carol Ann Key (NAME) Noah Key	same (NAME)	
201 Anthony Avenue (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	
Old Hickory, Tennessee (CITY) (STATE) (P. O. ZIP)	same (CITY) (STATE) (ZIP)	

FOR AND IN 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, Charles E. Gann and wife Bobbie Gann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Noah Dale Key, Clyda NEll Key , Stephen Dane Key and Carol Ann Key

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:

Being a tract of land in Davidson County, Tennessee, said tract being tract I on the plat to a resubdivision of the Charles Gann Propert of record in book 8250 page 477 more fully described as follows:

Beginning at an iron pin on the northwesterly right-of-way line of Anothony Avenue said point being the northeasterly corner of Lot No. 2 and the Southeasterly corner of Lot No. 1 of the resubdivison of The Charles Gann Property of record in Book 8250 page 477 Register's Office for Davidson County, Tennessee.

Thence with the right-of-way of Anthony Avenue in a northeasterly direction 127.61'45 degrees 09 minutes to an iron pin. Thence in a southeasterly direction S 79 degrees, 12 minutes 17" E 234.65 feet to a post and from that point S48 degrees 43' 40" East 105.07 feet to an iron pin and thence S 41 degrees 18' 14" W 21 feet to a pin at the corner of Lot No. 1 and Lot 2 as shown on the survey of the Charles Gann Property of record in book 8250 page 477. Thence in a southeastly direction with the line between Lot No. 1 and Lot No 2 S 51 degrees 33' 46"E to the iron pin separating Lot No. 1 and Lot No. 2 at the Anthony Avnene right-of-way; thence north along the righ-of-way of Anthony Avenue 45 degree 09' 41" to the point of beginning containing 0.417 acres more or less.

This being a part of the real property conveyed to Charles E. Gann and wife Bobbie Gann by deed of record in book 7407 page 387 and book 9756 page 505 Register's Office of Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 201 Anthony Avenue (House Number) Old Hickory (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 seised 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 this 18th day of Sept., 1995

Charles E. Gann
Charles E. Gann

Bobbie Gann
Bobbie Gann

BOOK 9805 PG 493

STATE OF TENNESSEE
Davidson County

Personally appeared before me, JACKLYN C. Edwards, a Notary Public in and for said County and State, the within named ~~Charles E. Gann and Bobbie Gann~~

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 Nashville, Tennessee this 15th day of September, 19 95

Commission Expires My Commission Expires Nov. 25, 1995

Jacklyn C. Edwards
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____
Notary Public

Commission Expires_____

0104754
IDENTIF. & REFERENCE

95 SEP 25 PM 12:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

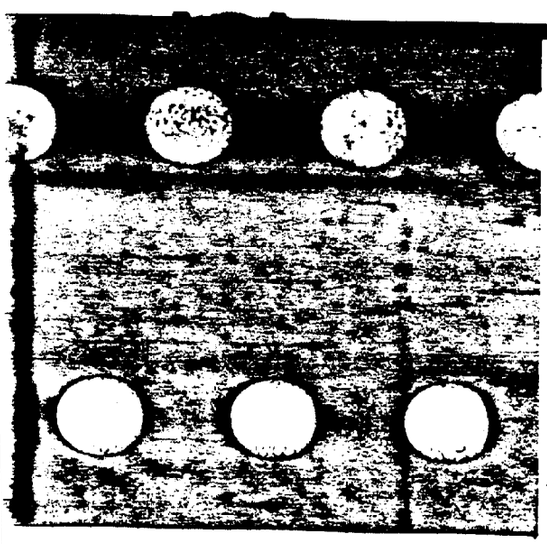
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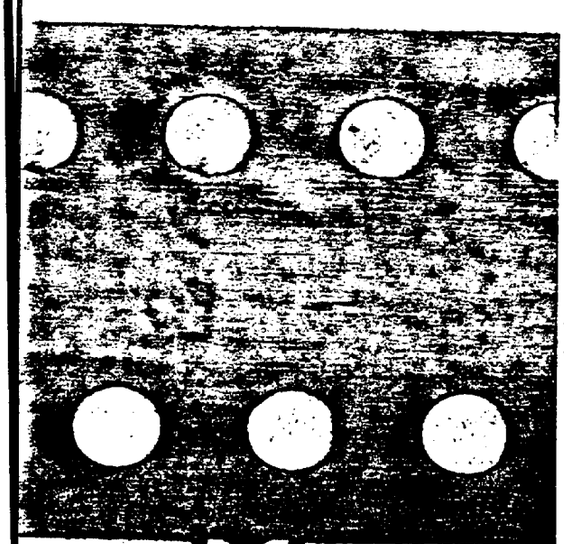
FROM
Charles E. Gann and Wife
Bobbie Gann

TO
Noah Dale Key, Dlyda NEll Key,
Stephen Dane Key, and Carol Ann Key

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

9814 09/25 0101 03CHECK 282.80





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

RECEIVED OF _____

FOR _____

BOOK 9805 PG 491

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 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 8.00
TOTAL 282.80
CHECK 282.80

09/25/95 01 12:55 0001 8814

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0104754
IDENTIF. & REFERENCE

95 SEP 25 PM 12:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 957631