58

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Jo Ann Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 1995

Notary Public

MY COMMISSION EXPIRES: 11 Sept 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo Ann Bennett (NAME)	GMAC Mortgage Corporation (NAME)	MAP 106-13
307 Polk Avenue (ADDRESS)	8360 Old York Road (ADDRESS)	PARCEL 3
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Elkins Park, PA 19027-1590 (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, Roy M. Kersey, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jo Ann Bennett, an unmarried woman

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 Davidson County, Tennessee being Lot No. 102 and a small triangular part of Lot No. 103 on the Plan of Section 3, Woodycrest Subdivision as of record in Book 2083, page 21, Register's Office for said County, as amended by an instrument of record in Book 2146, page 325, said Register's Office.

Beginning at a point on the northerly margin of Polk Avenue, at the common corner of Lots 101 and 102; thence with the line between said lots, northwesterly 248.1 feet to a point; thence easterly 48 feet to the common corner of Lots 102 and 103, and continuing easterly with the rear line of Lot 103, 7 feet to a concrete monument; thence southerly 257 feet more or less to a point in the north margin of Polk Avenue, at the common corner of Lots 102 and 103; thence with the margin of said Avenue westerly 65 feet to the beginning.

Being the same property conveyed to Roy M. Kersey and wife, Ernestine Kersey by deed from Edgar Warren Kersey and wife, Mary Grace Kersey of record in Book 4497, page 104, Register's Office for Davidson County, Tennessee. The Said Ernestine Kersey having since deceased.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Book 2083, page 21, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1995 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 307 Polk Avenue, Nashville, Tennessee 37210
(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 22nd day of September, 19 95

Roy M Kersey
Roy M. Kersey

BOOK 9809 PG 513

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy M. Kersey, a widower

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 22nd day of September, 19 95

Commission expires 11-30-97

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

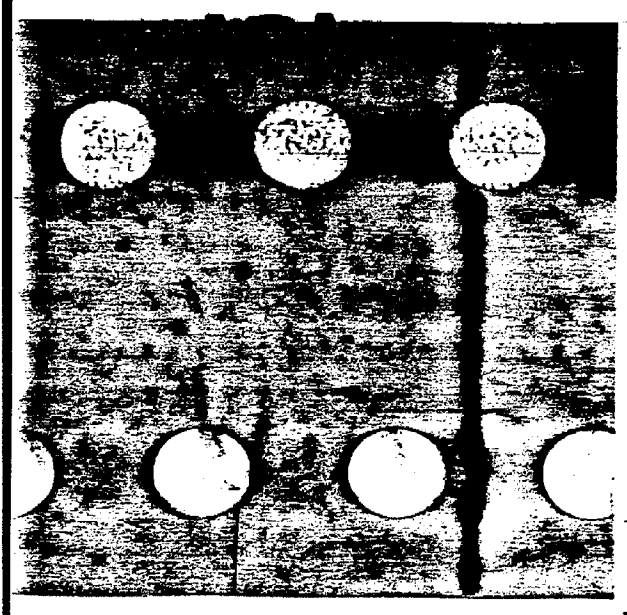
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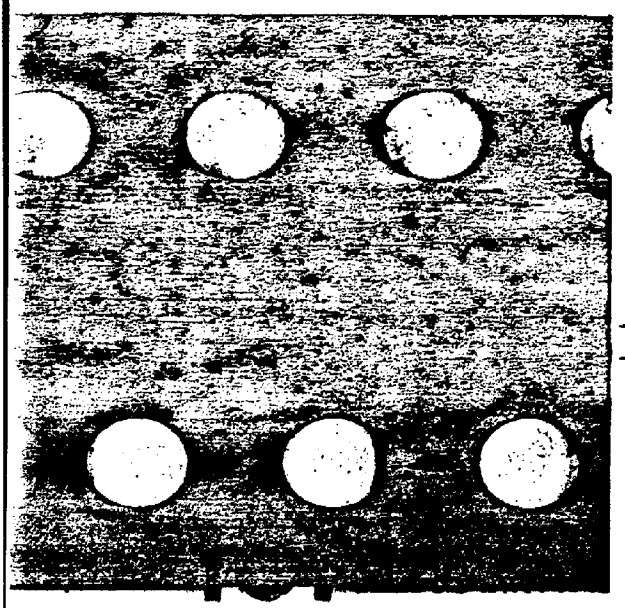
IDENTIF. & REFERENCE

95 SEP 28 PM12:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0311 09/28 0101 03CHECK 182.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9809 PG 514

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 47000.00
CDN TX 173.90
PRFEE 1.00
WDEED 8.00
TOTAL 182.90
CHECK 182.90
09/28/95 01 12:25 0001 0311

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01061121
IDENTIF. ↑ REFERENCE

95 SEP 28 PM 12: 25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959115