THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 159,900.00

Kevin P. O'Hara
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 29th day of March 19 96

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

BOOK 9997 PG 990

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KEVIN P. O'HARA 1513 Dallas Avenue Nashville, Tennessee 37212	SAME	MAP 117-4 PARCEL 183

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND NO/100-------------- ($ 159,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, ___, K.W.I., INC., a Tennessee corporation

hereinafter called the Grantor___ has bargained and sold, and by these presents do transfer and convey unto KEVIN P. O'HARA, UNMARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 50.0 feet of Lot No. 22 on the Map of Victoria Place, a plan of which is of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 22 fronts 50.0 feet on the southerly side of Dallas Avenue and runs back between parallel lines, 130.5 feet to an alley.

BEING the same property conveyed to K.W.I., Inc., a Tennessee corporation, by deed from Mary E. Covington, Executrix of the Estate of Jim Covington, of record in Book 9852, page 701, Register's Office for Davidson County, Tennessee.

0166010 IDENTIF. & REFERENCE

96 APR -1 PM 1:31

IX Z. W... REGISTER DAVIDSON COUNTY, TN.

...0.63

This is improved property known as 1513 Dallas Avenue, Nashville, Tennessee 37212

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___, his heirs and assigns, forever.

GRANTOR___ COVENANTs with the said GRANTEE___ that it is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds its successors and representatives to warrant and forever defend the title to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of March, 19 96, as the duly authorized officer of the corporate Grantor.

K.W.I., INC.

Kenneth Wallace, President

BOOK 9997 PG 991

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 _____, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission Expires: _____ Notary Public

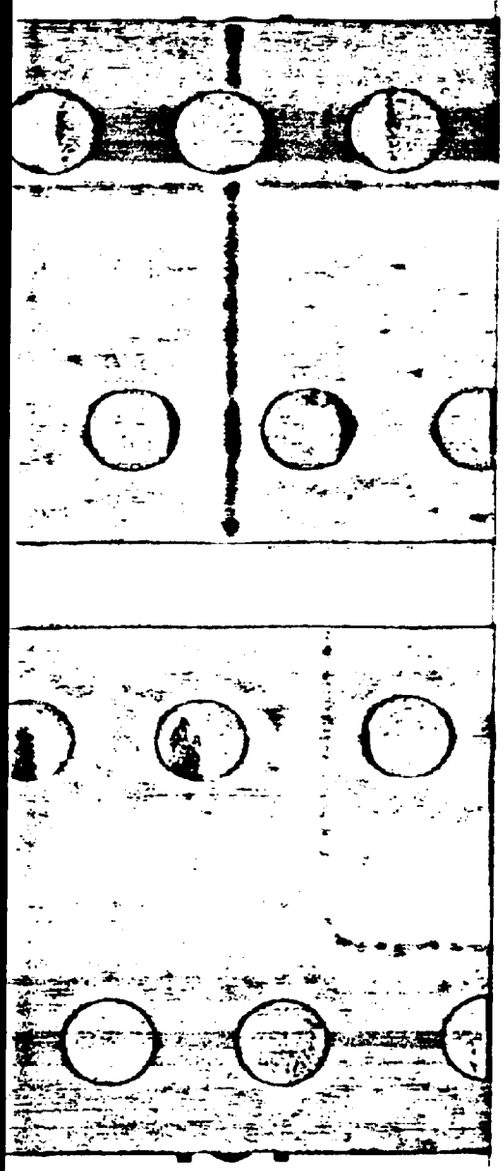
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ Kenneth Wallace and _____ with whom I am personally acquainted and who upon his oath acknowledged himself to be the President and _____ respectively of the K.W.I., INC. _____ the within named bargainor, and corporation, and that he as such President 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 Kenneth Wallace as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this 29th day of March, 19 96.

My Commission Expires: November 22, 1997 Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9997 PG 992

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	
	159900.00
CON TX	591.63
PRFEE	1.00
WDEED	8.00
TOTAL	600.63
CHECK	600.63

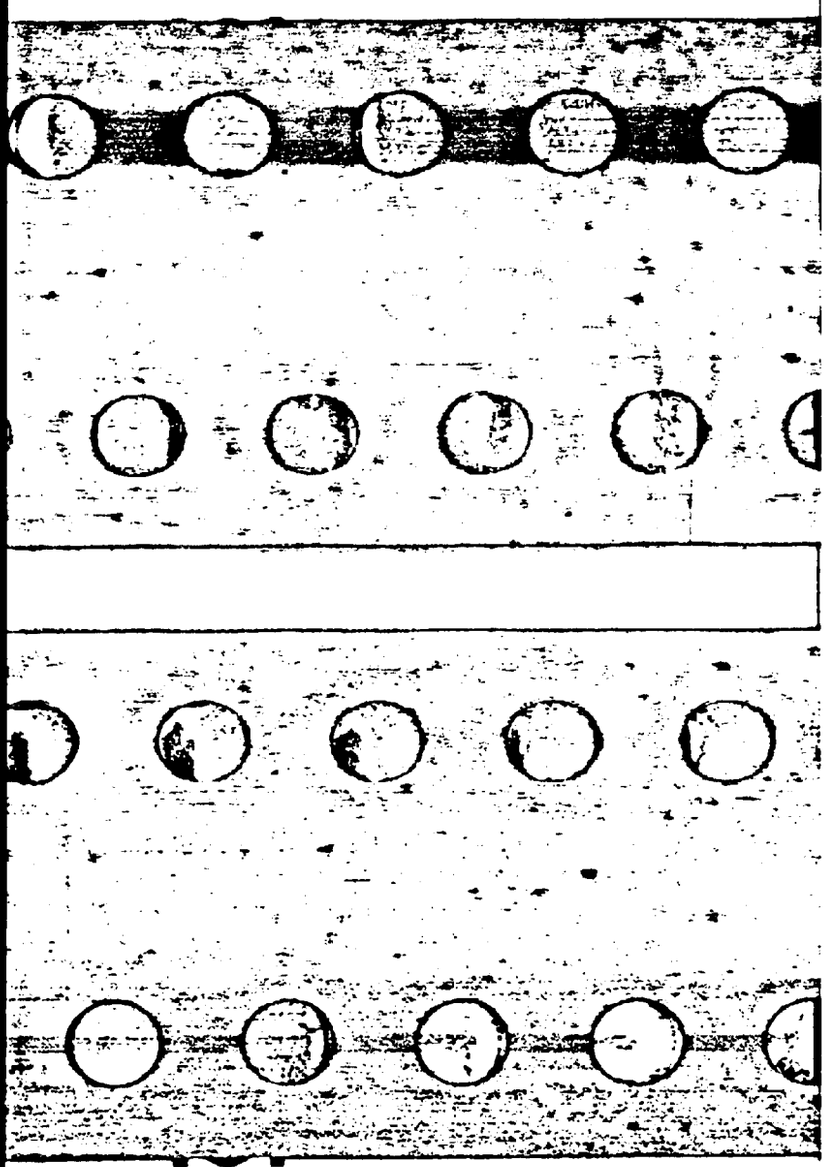
4/1/96 01 13:34 0001 4756

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166010
IDENTIF. # REFERENCE

96 APR -1 PM 1:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1022762



4.1.96

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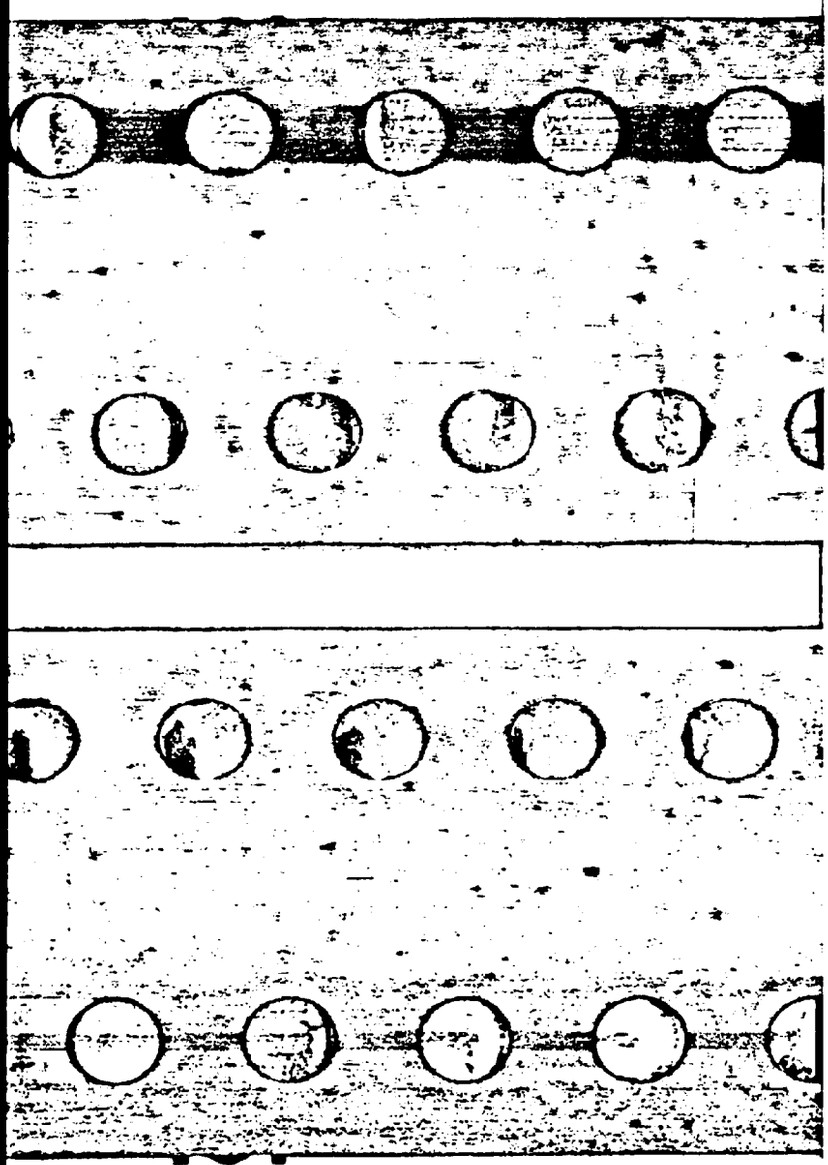
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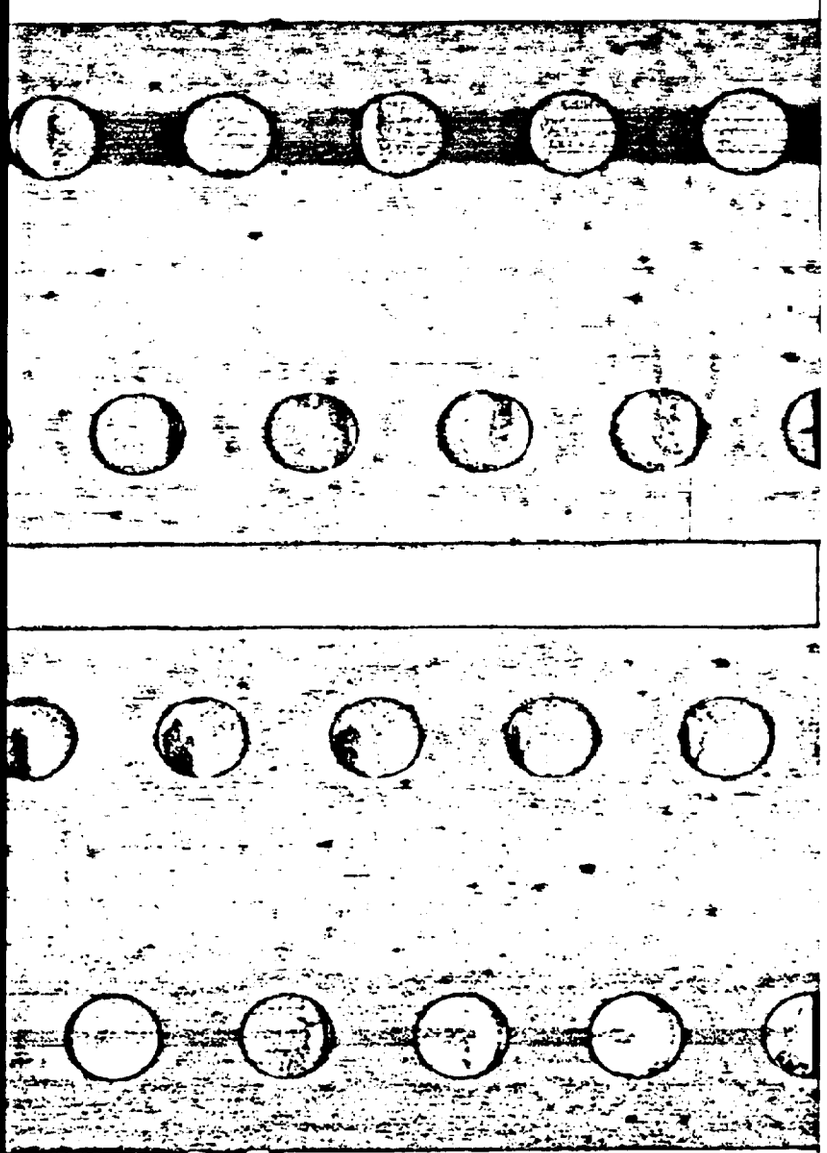
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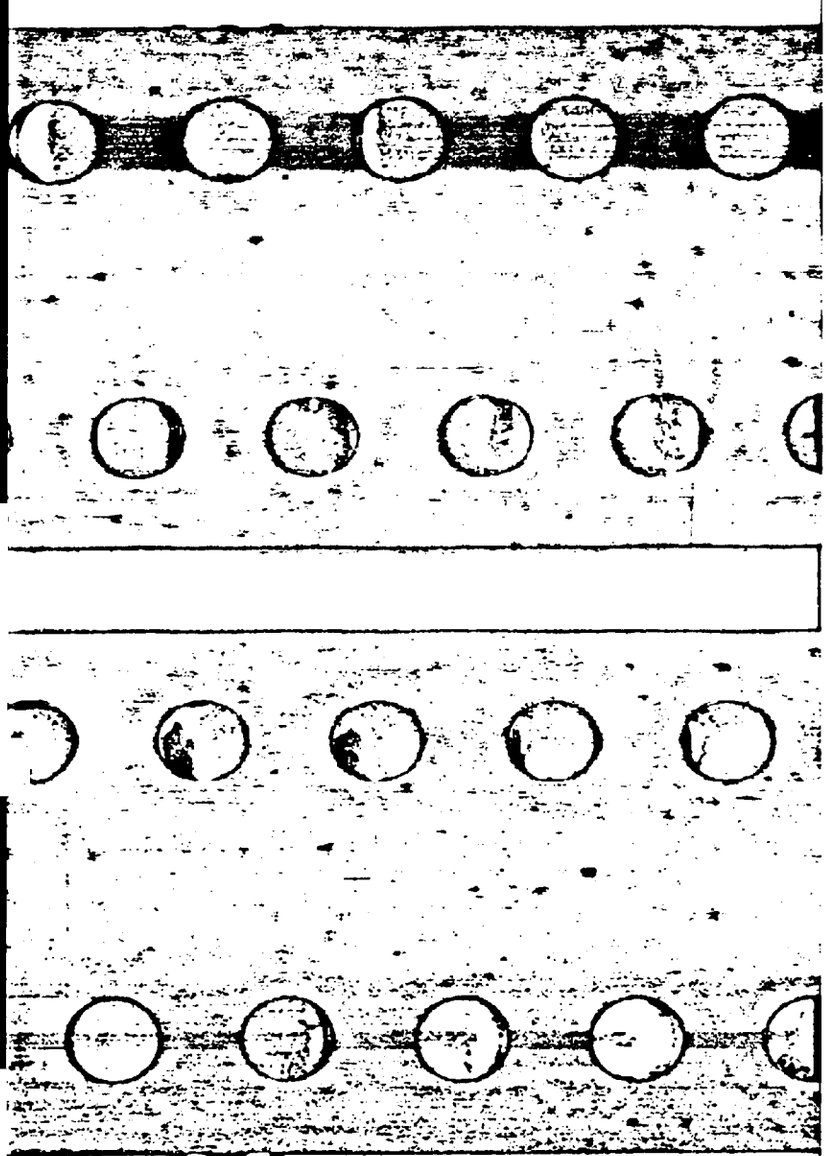
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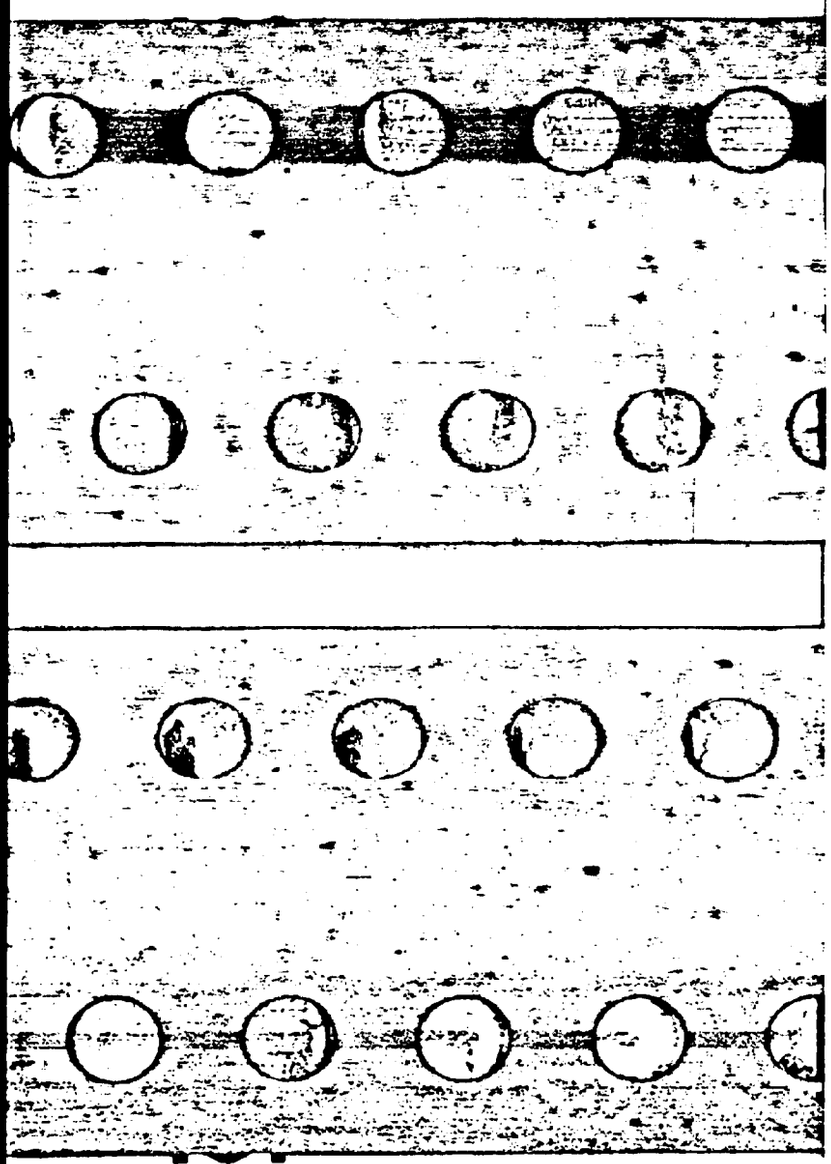
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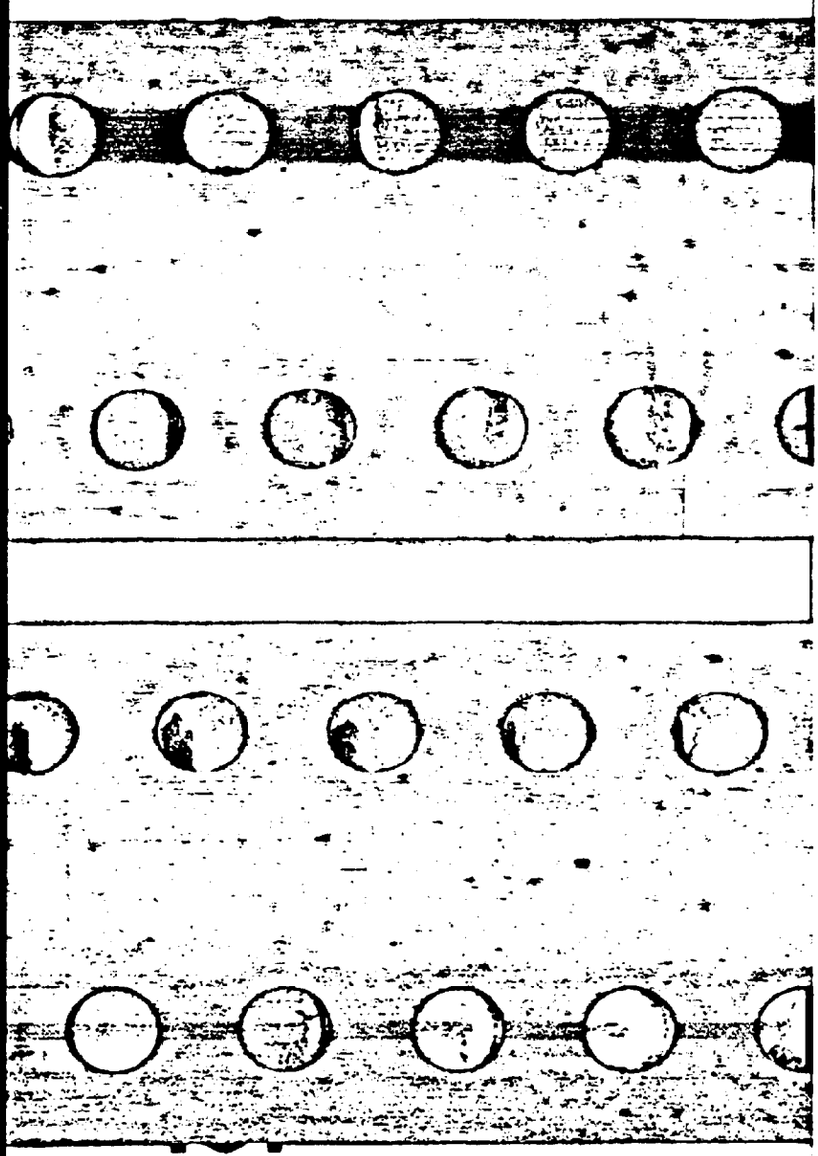
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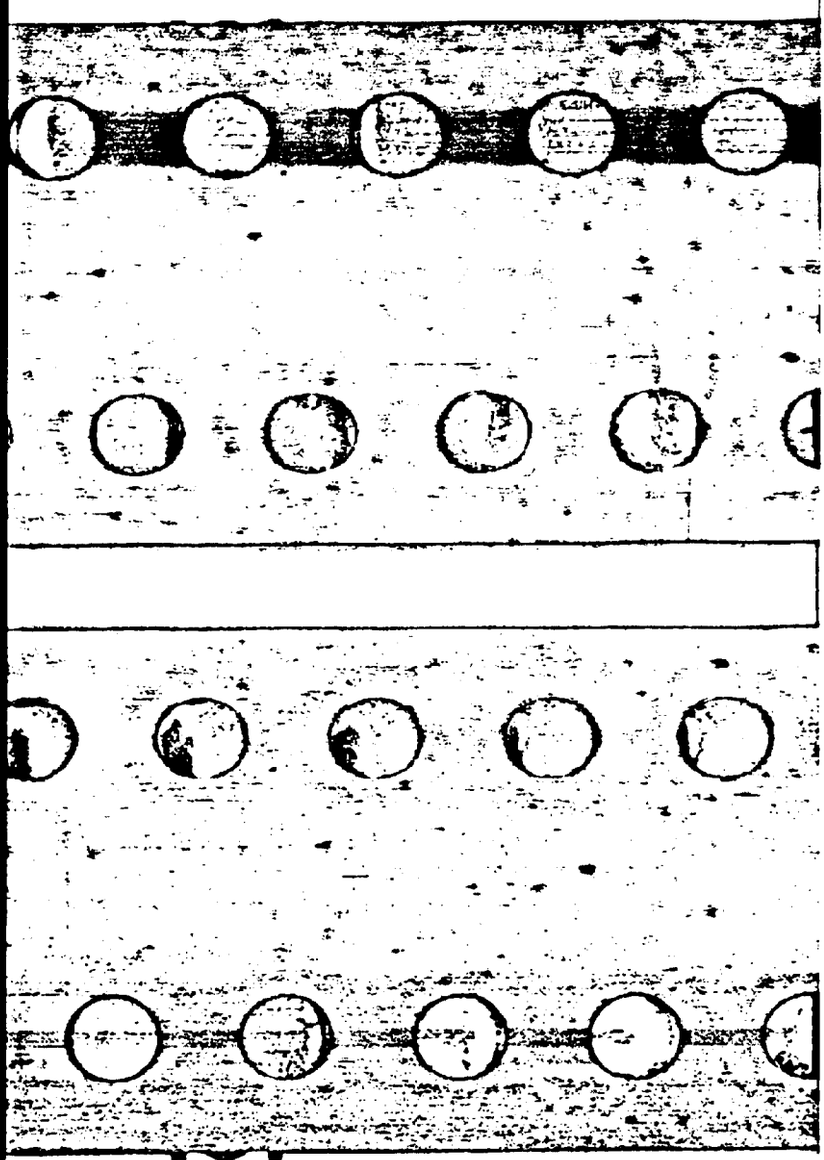
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