0175069

IDENTIFICATION REFERENCE

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

96 MAR 25 PM 2:23 *File Box 24*

ADDRESS NEW OWNER:
Kevin J. McNatt
6428 Bresslyn Court
Nashville, Tennessee 37205

SEND TAX BILL:
To Mortgagee

BK/PG 10027PG259

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 115-14
PARCEL 37
8D-72355

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Linda C. Allen, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Kevin J. McNatt, 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 Lot No. 706, on the Plan of West Meade Farms., Inc., Section VII, of record in Plat Book 2331, Page 13, and as amended in Book 2453, Page 163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Linda C. Allen and husband, Preston E. Allen, by Quitclaim Deed from Linda C. Pugh (now Allen) of record in Book 5271, Page 178, Register's Office for Davidson County, Tennessee. The said Preston E. Allen having since died.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Plat Book 2331, Page 13, and as amended in Book 2453, Page 163, said Register's Office.

Taxes for 1996 have been pro-rated and assumed by Grantee(s).

This is improved property known as 6428 Bresslyn Court, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kevin J. McNatt, unmarried, his heirs and assigns, forever; and I, Linda C. Allen, a widow do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24th day of April, 1996.

Linda C. Allen

BOOK 10027 PG 260

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Linda C. Allen, a widow the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of April, 1996.

NOTARY PUBLIC

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

My Commission Expires: 1/29/2000

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)

The actual value or consideration, whichever is greater, for this transfer is $ 220,000.00.

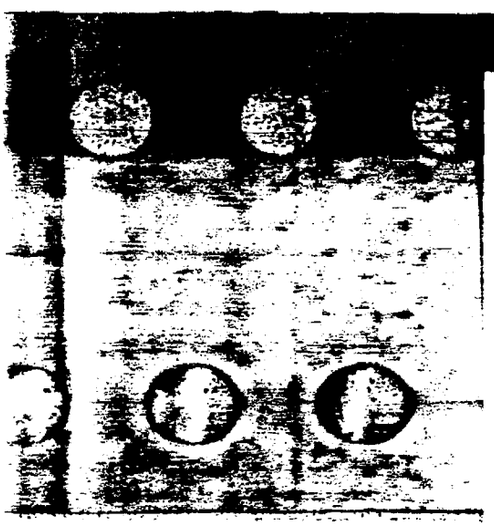
AFFIANT

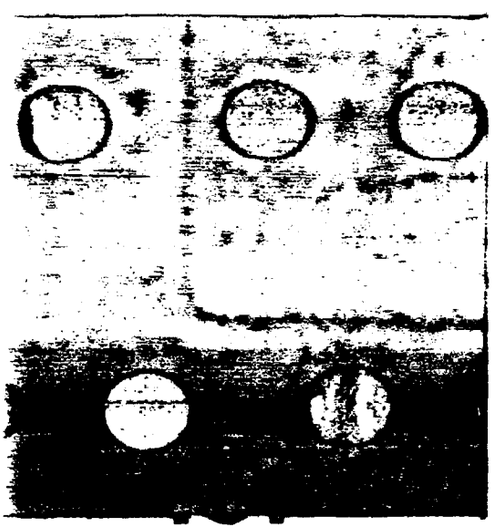
Subscribed and sworn to before me this 24th day of April, 1996.

NOTARY PUBLIC
My Commission Expires: 1/29/2000

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

4329 04/25 0101 03CHECK 823.00





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

RECEIVED OF _____

FOR _____

BOOK 10027 PG 261

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 220000.00
				CON TX 814.00
				PRFEE 1.00
				MDEED 8.00
				TOTAL 823.00
				CHECK 823.00
			04/25/96 01	14:27 0001 4329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0175069 IDENTIF. ↑ REFERENCE

96 APR 25 PM 2:

DAVIDSON COUNTY

No. 1032392