0180159

BOOK 10045 PG 165 IDENTIF. ↑ REFERENCE

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

96 MAY -9 AM 8:42

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 3rd day of May, 1996.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, CHARLYN R. CHRISTIAN and RICK CHRISTIAN, HUSBAND AND WIFE and BROCK A. RUST and TARA A. RUST, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said DANNY J. McLEOD, UNMARRIED, herein referred to as Grantee, his/her successors, heirs and assigns, certain real estate in DAVIDSON, County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 1134 KENWOOD , NASHVILLE, TN 372316.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantors further covenant and bind himself/herself/themselves, their heirs and representatives, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

Charlyn R. Christian
CHARLYN R. CHRISTIAN
Signature of Seller

Rick Christian
RICK CHRISTIAN
Signature of Seller

Brock A. Rust
BROCK A. RUST
Signature of Seller

Tara A. Rust
TARA A. RUST
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CHARLYN R. CHRISTIAN**, the within named bargainor, 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 office in **DAVIDSON** County, this **3rd** day of **May, 1996.**

Denise C. Ellis
Notary Public

My Commission Expires: 5-11-96

DENISE C. ELLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RICK CHRISTIAN**, the within named bargainor, 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 office in **DAVIDSON** County, this **3rd** day of **May, 1996.**

Denise C. Allis

Notary Public

My Commission Expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BROCK A. RUST**, the within named bargainor, 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 office in **DAVIDSON** County, this **3rd** day of **May, 1996.**

Denise C. Allis

Notary Public

My Commission Expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **TARA A. RUST**, the within named bargainor, 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 office in **DAVIDSON** County, this **3rd** day of **May, 1996.**

Denise C. Allis

Notary Public

My Commission Expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

Name and Address of Property Owner:

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DANNY J. McLEOD
381 VILLAGE GREEN DRIVE
NASHVILLE, TN 37217

Property Address:

1134 KENWOOD
NASHVILLE, TN 372316

Person Responsible for Taxes:

CHASE MANHATTAN MORTGAGE CORPORATION
P.O. BOX 341650
COLUMBUS, OHIO 43234-1650

Parcel #: MAP 61-8, PARCEL 088

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$90,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Danny McLeod
Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **May, 1996.**

Denise C. Allis
Notary Public

My Commission Expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 18 of Block B on the Map of Jackson Park, Section 1, of record in Book 843, page 17, Register's Office for said County.

Said lot fronts 60 feet on the south side of Kenwood Drive and runs back between parallel lines 133 feet, to a dead line.

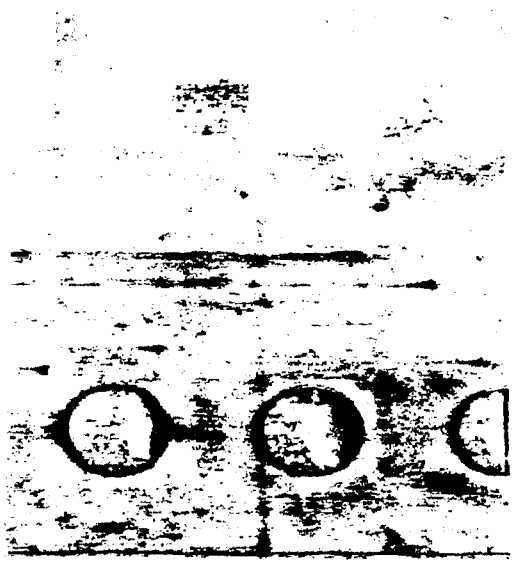
Being the same property conveyed to Charles H. Rust and wife, Helen Brock Rust, by Deed from McFERRIN A. SAWYER, JR., AND WIFE, of record in Deed Book 3648, Page 464, Register's Office for **DAVIDSON** County, Tennessee, the said Charles H. Rust having since died the property vested by operation of law in his surviving spouse, Helen Brock Rust. Helen Brock Rust subsequently died and by her Last Will and Testament, duly filed in the Probate Court for Davidson County, Tennessee, Docket No. 96P-278, the property vests in her heirs and devisees, Charlyn R. Christian and Brock A Rust, the Grantors herein.

EXHIBIT 'B'

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 61-8, PARCEL 088, 714.38).

2. All matters set forth on the Plan of record in Book 843, page 17, Register's Office for Davidson County, Tennessee.

08/27 07/99 01:01 33CHECK 350.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10045 PG 169

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 90000.00
				CON TX 333.00
				PRFEE 1.00
				MDEED 16.00
				TOTAL 350.00
				CHECK 350.00
05/09/96	01			08:43 0001 9847



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180159
IDENTIF. ↑ REFERENCE

96 MAY -9 AM 8:4[illegible]

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1037841