Box 17

BOOK 10046 PG 442

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES 1/22/97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Kerns (NAME)	Chase Manhattan Mortgage (NAME)	MAP 119-1
2203 Sadler Avenue (ADDRESS)	343 Thornall Street (ADDRESS)	PARCEL 96
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (CITY) (STATE) (ZIP)	6DA15987

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, Julie Ann Holloway, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia A. Kerns

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 parts of Lots 42 and 43, on the Plan of Subdivision of the G. P. Rose Property, as shown on plat of record in Plat Book 547, page 74, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the intersection of the South line of Glenrose Avenue and the West line of Sadler Street; the northwest corner of said Lot No. 43; thence South with the West line of Sadler Avenue, 92 feet to a point; thence West, parallel with Glenrose Avenue, a distance of 108 feet, more or less, to a point 50 feet East of the center line of the Nashville, Chattanooga, and St. Louis Railway's Radnor Yard connecting main tract; thence North, along a line East of, parallel with, and 50 feet distance from said center line of tract a distance of 100 feet, more or less, to a point in the south line of Glenrose Avenue; thence East with the south line of Glenrose Avenue a distance of 85 feet to the point of beginning.

Being the same property conveyed to Julie Ann Holloway by deed from Joseph A. Johnston and wife, Patricia A. Johnston of record in Book 9749, page 125, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2203 Sadler Avenue, Nashville, TN 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 6th day of May 19 96

Julie Ann Holloway

BOOK 10046 PG 443

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 Julie Ann Holloway

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 6th day of May 19 96.

Commission expires 11-22-97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
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

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 1996 are prorated and assumed by the Grantee herein.

The legal description is the same as the previous deed of record.

0180625
IDENTIF. ↑ REFERENCE

96 MAY 10 AM 9:49
REGISTER
DAVIDSON COUNTY, TN.

3769 15713 05:01 93CHECK 243.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10046 PG 444

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	63500.00
			CON TX	234.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	243.95

CHECK 243.95
05/10/96 01 09:51 0001 0389

IDENTIF. ↑ REFERENCE 0180625

96 MAY 10 AM 9:49

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1038375