0190330

IDENTIF. & REFERENCE

96 JUN -7 AM 11:04

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10079 PG 188

PICK-UP

This instrument prepared by
and Return to
Leitner, Warner, Moffitt, et. al.
First American Center
Nashville, Tennessee 37238

New Owner:	Send Tax Bills To.	Property Address:
Patricia Ann Gaffney Cheryl Diane Kline 5419 Anchorage Drive Nashville, TN 37220	Patricia Ann Gaffney Cheryl Diane Kline 5419 Anchorage Drive Nashville, TN 37220	5419 Anchorage Drive Nashville, TN 37220 MAP PARCEL NUMBER 146-15-0 064.00

WARRANTY DEED

This conveyance, made and entered into as of the 4th th day of June, 1996 by and between George P. Gaffney, unmarried, hereinafter referred to as "Grantor", and Patricia Ann Gaffney, unmarried, and Cheryl Diane Kline, unmarried, as tenants in common hereinafter referred to as "Grantees".

Witnesseth: That for and in consideration of Ten ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee, as tenants in common the following described real estate, situated and being in the county of Davidson, state of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of Haileywood Estates, Section 8-C, as of Record in Book 3106, page 78, Register's Office of said County. Said Lot No. 270 fronts 105 feet on the northerly side of Anchorage Drive and extends back 230.6 feet on the westerly line and 218.9 feet on the easterly line to a dead line in the rear on which it measures 106 feet.

Being the same property conveyed to George P. Gaffney and wife, Mary M. Gaffney, by deed from John Robert Hash and wife, Mary M. Hash of record in Deed Book 3817 and page 376, Register's Office for Davidson County, Tennessee. The said Mary M. Gaffney having since died intestate.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditament thereunto belonging or in anyway appertaining unto the said Grantee, their heirs and representatives, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized and possessed in fee simple of the aforedescribed real estate that the Grantor has a good right to sell and convey the same; that the same is unencumbered except for 1996 real property taxes and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

E

Witness the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duty authorized so to do) the day and year first above written.

George P. Gaffney, unmarried

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, George P. Gaffney, unmarried, the within named bargainor, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 1996.

Notary Public

Commission Expiration: 9/27/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DEED 06/07 0101 03CHECK 453.00

Affiant

Subscribed and sworn to before me this 4th day of June, 1996.

Notary Public

My Commission Expires: 9/27/97

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

RECEIVED OF _____

FOR _____

BOOK 10079 PG 190

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 120000.00
CON TX 444.00
PRFEE 1.00
MDEED 8.00
TOTAL 453.00
CHECK 453.00

06/07/96 01 11:10 0001 0852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. ↑ REFERENCE

96 JUN -7 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048704