10093 pg 374

FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KS Realty, LLC (NAME)	New Owner (NAME)	MAP 51-10
2907 Cayce Lane (ADDRESS)	(ADDRESS)	PARCELS 28 & 30
Columbia, TN 38402-1147 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	11D17830

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, David H. Parker and Larry D. Ferguson and Lytle Brown, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KS Realty, LLC

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:

Being a certain parcel of land located in the 4th Councilmanic District of Nashville-Davidson County, Tennessee; and being more particularly described as follows:

Beginning at a point situated on the easterly margin of Brairville Road as established by a conveyance from David H. Parker, et al to the Metropolitan Government of Nashville-Davidson County, Tennessee recoreded in Book ___, Page ___, Register's Office for Davidson County, Tennessee (RODC,Tn); said point also being located in the northerly boundary line of Lot #1 of the B.. & P. Properties as recorded in Book 5200, Page 95, RODC,Tn;

Take as is

Thence, leaving the said boundary of said Lot #1 and along the said margin of Brairville Road N 06 degrees - 57'-27" E - 75.00 feet to a point;

Thence, with a curve to a right having a radius of 25 feet a distance of 39.27 feet (chord = N 51 degrees - 57'-27" E - 35.36') to a point;

Thence, S 83 degrees - 02'-33" E - 119.10 feet to a point;

Thence, leaving the said property conveyed to the Metropolitan Government, S 06 degrees - 57'-27" W - 100.00 feet to a point situated in the aforementioned

CONTINUED

unimproved ( )
This is improved (X) property, known as Brairville Road, Nashville, TN
(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 our hand s this 18th day of June, 19 96

David H. Parker

Lytle Brown, III

Larry D. Ferguson

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 David H. Parker and Larry D. Ferguson and Lytle Brown, III

the bargainor S 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 Nashville, Tennessee, this 18th day of June, 19 96

Commission expires January 20, 1999

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

3959 06/20 0101 03CHECK 133.25

LEGAL DESCRIPTION CONTINUATION

northerly boundary line of said Lot #1;

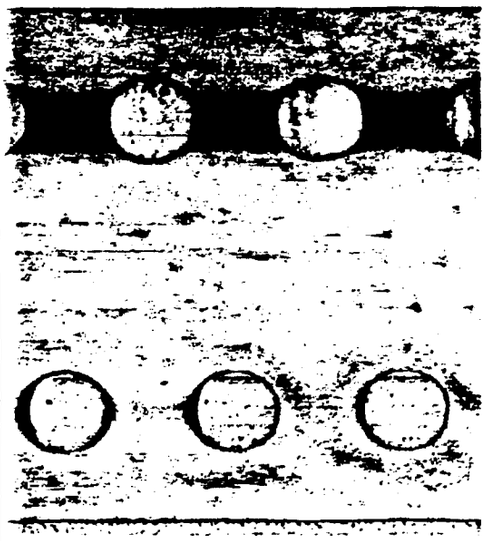
Thence, along the said boundary line of Lot #1, N 83 degrees - 02;-332" W - 144.10 feet to the POINT OF BEGINNING.

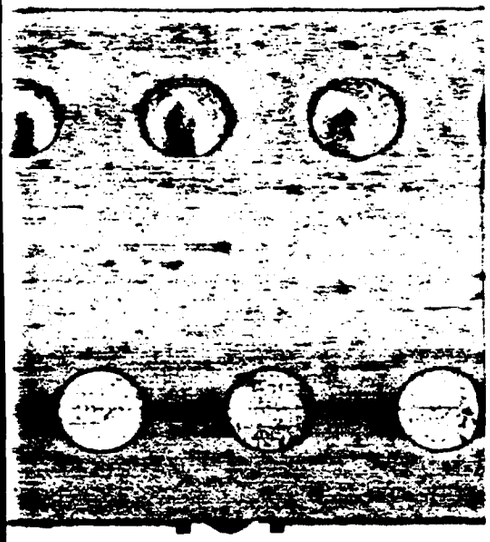
Being part of the same property conveyed to David H. Parker by deed from James E. Covington, Clerk & Master, as of record in Book 4135, page 945, and by quitclaim deed from Stella Lee Stephens of record in Book 5387, page 137; to Larry D. Ferguson and wife, by deed from David H. Parker, of record in Book 4135, page 947; and to Lytle Brown, III and wife, by deed from David H. Parker, as of record in Book 4135, page 951, each instrument of record in the Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from Betty Jo Lankford Parker, former wife of David H. Parker, to David H. Parker of record in Book 4942, page 619, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

0195010
IDENTIF. ↑ REFERENCE

96 JUN 20 PM 2:45
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10093 PG 377

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	32500.00
CON TX	120.25
PRFEE	1.00
WDEED	12.00
TOTAL	133.25
CHECK	133.25

06/20/96 01 14:49 0001 5950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195010
IDENTIF. ↑ REFERENCE

96 JUN 20 PM 2:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1053742