598

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Clarence J. McKenney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 19 96

Susan B. Gates
Notary Public

MY COMMISSION EXPIRES: 4/07/20, 1996
(AFFIX SEAL)

N0696-481L2

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence J. McKenney (NAME)	American Mortgage Source (NAME)	MAP 72-7
1274 Kenmore Place (ADDRESS)	2 International Drive Ste. 106 (ADDRESS)	PARCELS 143 & 144
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

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, Marie Therese Schafluetzel, married; Elizabeth Ann Iles, married; Kevin Michael Schafluetzel, unmarried; and Estate of Helen Catherine Howell HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence J. McKenney and wife, Saralea F. McKenney

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 Lots Numbers 65 and 66 on the Map of Kenmore Place, as of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

Being part of the same property conveyed to Helen Catherine Howell, Marie Therese Howell and Walter D. Howell, Jr. by deed from W. D. Howell and wife, Marguerite Howell of record in Book 3096, Page 298, Register's Office for Davidson County, Tennessee; the said Walter D. Howell, Jr. having quitclaimed his interest in said property to Helen Catherine Howell by Quitclaim Deed of record in Book 8995, Page 90, Register's Office for said County; and the said Helen Catherine Howell having died testate on May 26, 1995, leaving her interest in said property by will of record in Will Book 199, Page 66, Probate Court for Davidson County, Tennessee.

The said Marie Therese Howell and Marie Therese Schafluetzel being one and the same person, the same having since married Dennis Raymond Schafluetzel.

Dennis Raymond Schafluetzel, spouse of Marie Therese Schafluetzel, joins in this conveyance to relinquish any and all marital rights he may have in said property.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 1274 Kenmore Place, Nashville, Tennessee 37216
(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 12th day of June 19 96

Marie Therese Schafluetzel
Marie Therese Schafluetzel

Dennis Raymond Schafluetzel
Dennis Raymond Schafluetzel

Marie Therese Schafluetzel Adm
Estate of Helen Catherine Howell
by Marie Therese Schafluetzel, Executrix

Kevin Michael Schafluetzel
Kevin Michael Schafluetzel, residuary beneficiary

Elizabeth Ann Iles
Elizabeth Ann Iles, residuary beneficiary

Kelly Iles
Kelly Iles

LEGAL DESCRIPTION CONTINUATION

Elizabeth Ann Iles and Elizabeth Ann Schafluetzel are one and the same person.

Kelly Iles, spouse of Elizabeth Ann Iles, joins in this conveyance to relinquish any and all marital rights he may have in said property.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____ _____
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

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Michael Schafluetzel, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within named instrument for the purposes therein contained. Witness my hand and official seal at Chattanooga, TN, this 15 day of June, 1996.

My Commission expires:
6-4-97

Notary Public

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Ann Iles and husband, Kelly Iles, the bargainers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within named instrument for the purposes therein contained. Witness my hand and official seal at Chattanooga, TN, this 15 day of June, 1996.

My Commission expires:
6-4-97

Notary Public

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for

ACKNOWLEDGEMENT CONTINUATION

said County and State, the within named Marie Therese Schafluetzel and husband, Dennis Raymond Schafluetzel, the bargainers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within named instrument for the purposes therein contained. Witness my hand and official seal at Chattanooga, TN, this 15 day of June, 1996.

My Commission expires:
6-4-97

Notary Public

STATE OF Tennessee
COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marie Therese Schafluetzel, with whom I am personally acquainted and who upon her oath acknowleged herself to be the Executrix of the Estate of Helen Catherine Howell, the within named bargainor, and that she as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the estate, by the said Marie Therese Schafluetzel as such Executrix.

Witness my hand and official seal at Chattanooga, TN on this the 15 day of June, 1996.

My Commission expires:
6-4-97

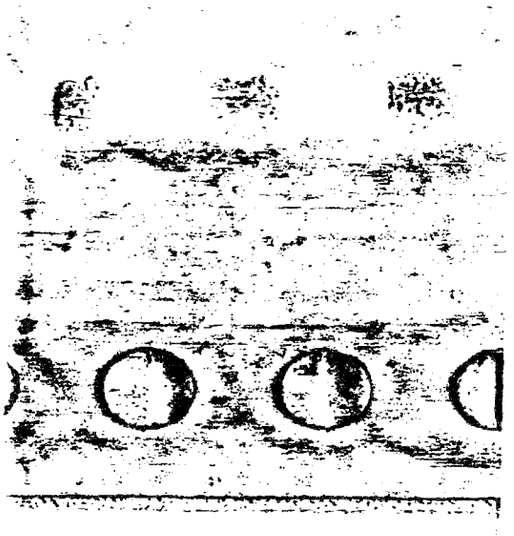
Notary Public

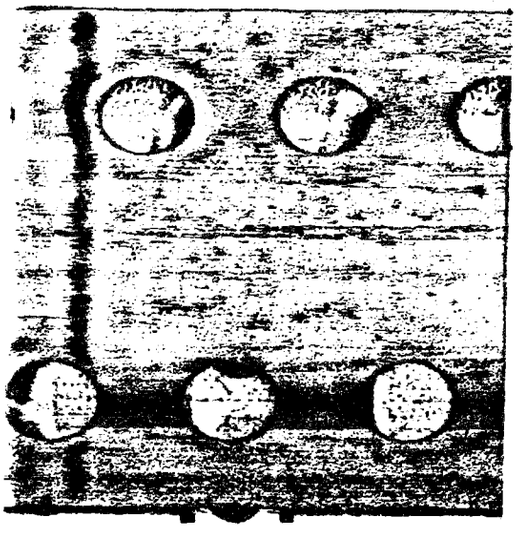
0209253
IDENTIF. ↑ REFERENCE

96 JUL 31 PM 12:30
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1368 07/31 0101 03CHECK
54.00

THI
ALI
482
NAS





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

RECEIVED OF _____

FOR _____

BOOK 10138 PG 961

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 10000.00
				CON TX 37.00
				PRFEE 1.00
				MDEED 16.00
				TOTAL 54.00
				CHECK 54.00
			07/31/96	01 12:33 0001 1368

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209253 IDENTIF. ↑ REFERENCE

96 JUL 31 PM 12:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1068957