mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 76,500.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 12th day of August 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL V. FARR 1713 Holly Street Nashville, Tennessee 37206	PACIFIC SOUTHWEST BANK 4144 N. Central Expressway #160 Dallas, Texas 75204	MAP 83-14 PARCEL 7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY SIX THOUSAND FIVE HUNDRED AND NO/100---------- ($ 76,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, PAMELA SUE KANA, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MICHAEL V. FARR AND WIFE, KIMBERLY A. TOTZKE-FARR hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 8 on the Plat of Richardson Place Subdivision as of record in Book 547, page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Pamela Sue Kana and Marcia C. Crawford, both unmarried, by deed from James E. Owens and wife, Linda A. Owens and James A. Ragghianti and wife, Mary K. Ragghianti, of record in Book 8318, page 643, Register's Office for Davidson County, Tennessee; the said Marcia C. Crawford having since conveyed her interest in subject property to Pamela Sue Kana by Quitclaim Deed of record in Book 9152, page 711, said Register's Office.

0214659
IDENTIF. & REFERENCE

96 AUG 15 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1713 Holly Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Richardson Place Subdivision of record in Book 547, page 135, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s, their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of August, 19 96.

Pamela Sue Kana by
Cindy Evans, Attorney-in-Fact
PAMELA SUE KANA

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 _____, 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 this _____day of _____, 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CINDY EVANS, to me known to be the person who executed the foregoing instrument in behalf of PAMELA SUE KANA and acknowledged that she executed the same as the free act and deed of the said PAMELA SUE KANA.

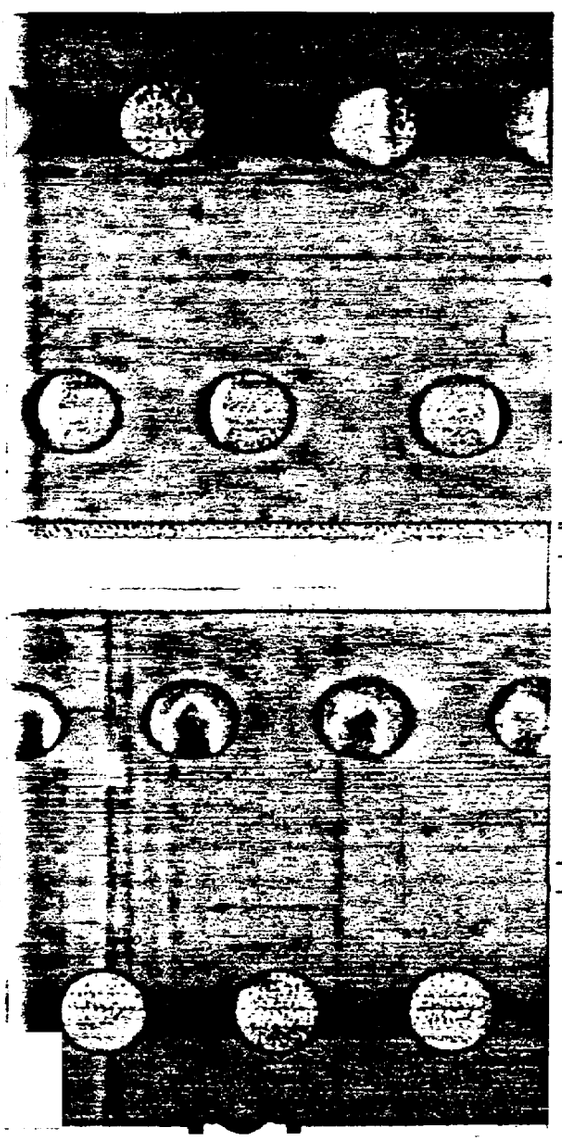
Witness my hand and seal this 12th day of August, 1996.

Mitchell A. Watts
Notary Pubic

My commission expires: 11/22/97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

7175 08/15 0101 03CHECK 292.0



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

RECEIVED OF _____

FOR _____

BOOK 10157 PG 8

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 76500.00
				CON TX 283.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 292.05
				CHECK 292.05
			08/15/96 01	09:04 0001 7175

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 14659
IDENTIF. # REFERENCE

96 AUG 15 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019745