WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST 1996

Notary Public

MY COMMISSION EXPIRES: 3 24 2000
(AFFIX SEAL)

N0896-575L

THIS INSTRUMENT WAS PREPARED BY Security Escrow
, 1005 8th Ave South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne Barret McGaw	1st United Bank of Hopkins Co.	MAP 129.8
(NAME)	(NAME)	
1023 Edwin Warner Drive	162 North Main	PARCEL 37
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Madisonville, KY 42431	
(CITY) (STATE) (ZIP)	(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, Audrey Nutt Barber, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anne Barret McGaw and Michael J. Kenney, both unmarried

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 Lot No. 26 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, Pages 12, 13, and 14.
Said Lot No. 26 fronts 100 feet on the west side of Edwin Warner Drive and runs back on the south line, which is a broken line, 274.41 feet on the north line and 248.8 feet to a dead line in the rear measuring 70.07 feet theron.

Being the same property conveyed to Claude C. Nutt and wife, Audrey Nutt by deed from James H. Waller and wife, Mary Anne Waller of record in Deed Book 4636, Page 558, Register's Office for said County.

The said Claude C. Nutt has since died leaving Audrey Nutt as the surviving tenant in entirety.

The said Audrey Nutt has since married and said husband, Iveson Berlin Barber has since died.

Audrey Nutt Barber is one in the same person as Audrey Nutt and Audrey Barber.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3466, Page 89, Book 3577, Page 511, and Book 3702, Page 465 Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1023 Edwin Warner Drive, Nashville, TN 37205
(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 23RD day of AUGUST 1996

Audrey Nutt Barber

Audrey Nutt Barber

BOX 15

BK/10172PG248

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 Audrey Nutt Barber, a widow

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 23rd day of August 19 96.

Commission expires 3-25-2000

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

0219598
IDENTIF. & REFERENCE

96 AUG 29 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

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.

2441 08/29 0101 03CHECK 506.95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10172 PG 250

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	
				133500.00
			CON TX	493.95
			PRFEE	1.00
			WDEED	12.00
			TOTAL	506.95
			CHECK	506.95
08/29/96	01		15:56 0001	2441

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 19598

IDENTIF. ↑ REFERENCE

96 AUG 29 PM 3:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024966