0222230

IDENTIFICATION REFERENCE

5 GB

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38185
Dav. Co. ~~File: Box 8~~

96 SEP -6 AM 11:14

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10181 PG 832

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Patrick McKennon 4817 Timberhill Drive Nashville, Tennessee 37211	BAY FINANCIAL SAVINGS BANK 5537 SHELDON ROAD #D TAMPA, FL 33615

TAX MAP-PARCEL NUMBERS: 146-4-146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard M. Repath and spouse, Traci A. Repath,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Patrick McKennon, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Section II, Elysian Meadows, of record in Book 2663, page 101, Register's Office for said County.

Said Lot No. 13 fronts 100 feet on the westerly margin of Timberhill Drive and extends back 264.6 feet on the northwesterly line and 305.3 feet on the southeasterly line to a dead line in the rear, measuring 109 feet thereon.

The property herein conveyed is subject to restrictive covenants of record in Book 2859, page 403 said Register's Office, and to the matters set forth in the referenced Plan of record.

Description Reference: The description is the same as that used in the last deed prior to this transaction.
This is improved property, known as: 4817 Timberhill Drive, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 1996.

Richard M. Repath

Traci A. Repath

BOOK 10181 PG 833

State of Tennessee
County of Davidson

On this 30th day of August, 1996, before me the undersigned authority, personally appeared **Richard M. Repath** and **Traci A. Repath**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 128,000.00

Affiant

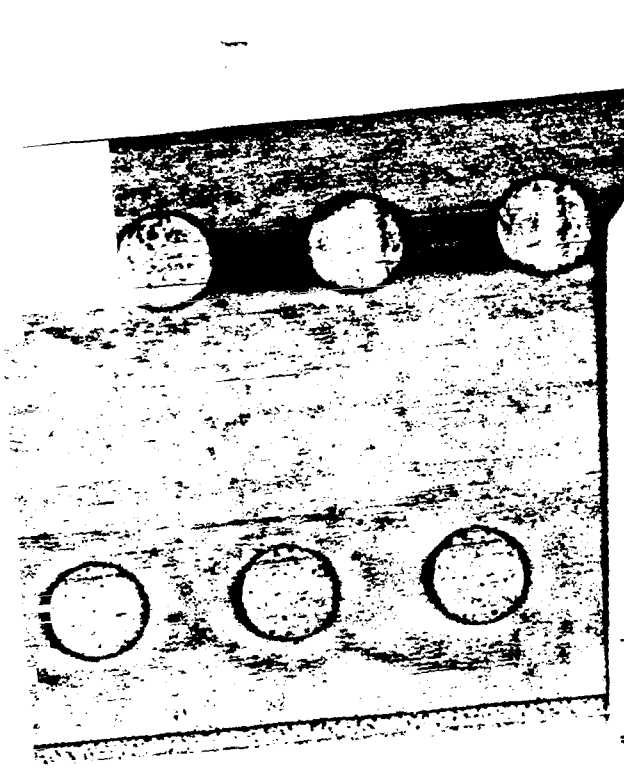
Sworn and subscribed before me on the 30th day of August, 1996.

Notary Public

My Commission Expires: 11-28-98

REGINA E. APPLETON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

5232 09/06 0101 03CHECK 482-60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

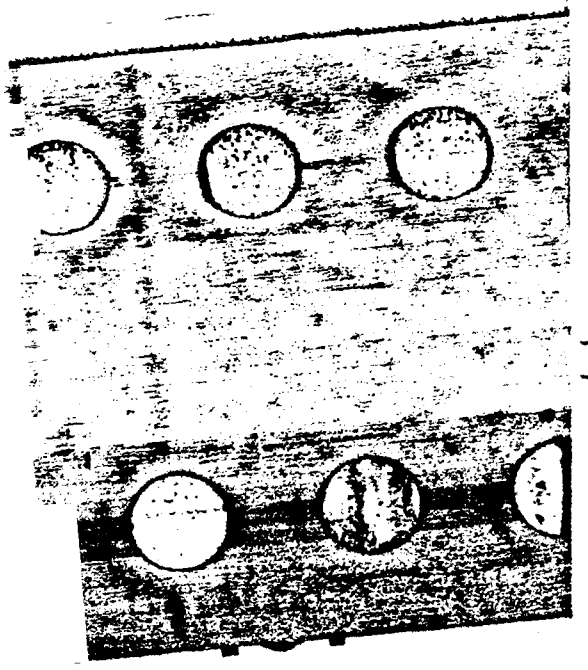
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10181 PG 834

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
				128000.00
			CON TX	473.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	482.60
			CHECK	482.60
09/06/96	01	11:15	0001	5232



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 SEP -6 AM 11:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

0222230
IDENTIF. # REFERENCE

No. 1027729