THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 5689

BOOK 10186 PG 985

MAP/GROUP/PARCEL
072-06-0/022.00

NEW OWNER'S NAME AND ADDRESS:
Kenneth A. Karnes
1033 Maynor Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

96 SEP 11 AM 8:38

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0223841

6972 09/11 0101 03CHECK 218.05

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Wade B. Kerr, a married man, hereinafter called Grantor, do hereby transfer and convey unto Kenneth A. Karnes, his heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 53 on the Map of Maynor Place, as of record in Plat Book 843, Page 24, Register's Office for Davidson County, Tennessee. Said Lot No. 53 fronts 60 feet on the northerly side of Maynor Avenue and runs back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to grantors herein by deed of record in Book 5490, Page 909, Register's Office for Davidson County, Tennessee.

Linda L. Kerr, wife of Wade B. Kerr, joins in this conveyance for the purpose of conveying any interest, marital or otherwise, which she has in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Wade B. Kerr

Linda L. Kerr by Wade B. Kerr, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Wade B. Kerr, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 9th day of September, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-97

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Wade B. Kerr, with whom I am personally acquainted, and made oath that he is the Attorney in Fact for Linda L. Kerr, who is alive and well, and that he, as such Attorney in Fact and with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 9th day of September, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-97

STATE OF TENNESSEE
COUNTY OF SUMNER

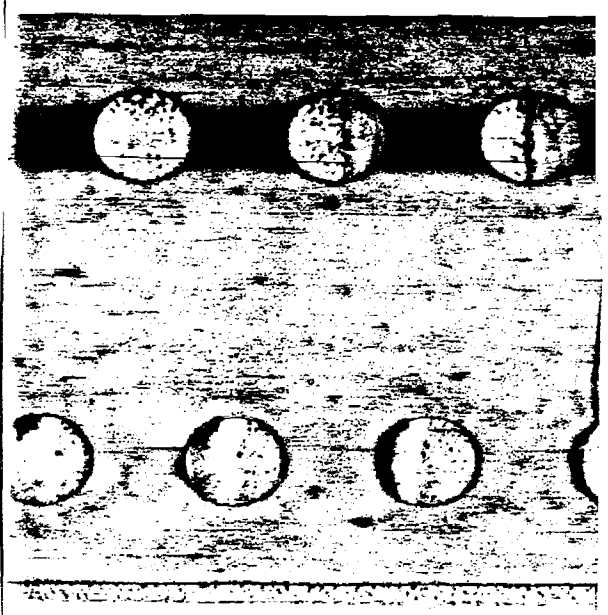
The actual consideration or value whichever is greater for this transfer is $56,500.00.

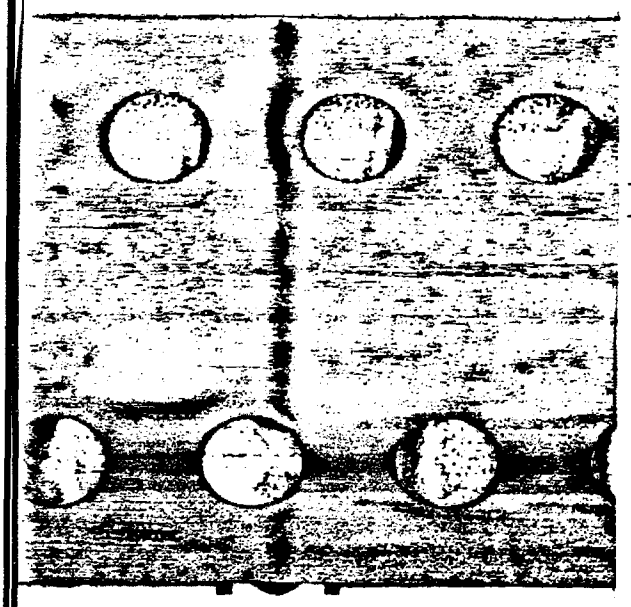
AFFIANT

Sworn to and subscribed before me, this the 9th day of September, 1996.

NOTARY PUBLIC

My Commission Expires:
2-3-98





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10186 PG 987

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	56500.00
			CON TX	209.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	218.05
			CHECK	218.05
09/11/96	01	08:44	0001	6972

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0223841
IDENTIF. ^ REFERENCE

96 SEP 11 AM 8:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1029440