0229424

IDENTIF. # REFERENCE

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

96 SEP 26 AM 9:55

REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:
Bill F. Overton and Sherrie Murphy-Preuss
1520 Birchwood Circle
Franklin, TN 37064

SEND TAX BILL:
To Owner

BOOK 10203 PG 398

MAP AND PARCEL:
MAP 72-7
PARCEL 82/81/337 and 324

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sue K. Sanders, devisee and only heir of the Will of Frank D. Kenning hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Bill F. Overton and Sherrie Murphy-Preuss, as joint tenants with right of survivorship, 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:

TRACT I: 1225 Kenmore Place
BEING the easterly 46 feet of Lot No. 86 and the westerly 32 feet of Lot No. 87 on the Plan of Kenmore Place, of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING in the northerly margin of Kenmore Place (formerly Warner Avenue) 46 feet west of the common corner of Lots Nos. 86 and 87; thence northerly parallel to the line between said Lots, 615 feet, more or less, to a point; thence easterly 1 foot to a point; thence southerly 132 feet to the center of a branch, being an inner corner of Lot No. 86; thence along the north line of Lots Nos. 86 and 87, easterly 77 feet to a point 32 feet west of the common corner of said Lots Nos. 86 and 87; thence southerly parallel to the line between said lots, 484.5 feet, more or less, to the northerly margin of Kenmore Place (formerly Warner Avenue); thence with the margin of same, westerly 78 feet to the point of beginning.

BEING the same property conveyed to Frank Kenning and wife, Martha G. Kenning by deed from L. M. Henshaw and wife, Hattie Henshaw, of record in Book 2092, Page 620, Register's Office for Davidson County, Tennessee. The said Martha G. Kenning having since died. By Will of record in Will Book 203, Page 174, Probate Court for Davidson County, Tennessee, property is vested in the said Sue K. Sanders.

TRACT II: 1219 Kenmore Place
BEING parts of Lots 84, 85 and 86 on the Plan of Kenmore Place of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin on the northerly margin of Kenmore Place; thence along the margin of Kenmore Place N86°52'W, 80 feet to an iron pin; thence N3°E, 200 feet to an iron pin; thence N86°52'W, 70 feet; thence N 3°12'E, 250 feet to an iron pin; thence S86°12'E, 100 feet to an iron pin; thence N3°12'E, 24.5 feet to an iron pin; thence S89°49'E. 150.58 feet to an iron pin; thence S3°12'W, 615.00 feet to the point of beginning.

BEING the same property conveyed to Frank Kenning and wife, Martha Kenning by deed from Ed Hodge, John Creager and Jim Hodge, of record in Book 5673, Page 324, Register's Office for Davidson County, Tennessee. The said Martha G. Kenning having since died. By Will of record in Will Book 203, Page 174, Probate Court for Davidson County, Tennessee, property is vested in the said Sue K. Sanders.

This is the same description as in previous deed of record.

Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4058, Page 750, Book 4224, Page 56 and Book 4224, Page 47; Easement granted to Tennessee Electric Power Company of record in Book 787, Pages 49 and 50, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1996 have been pro-rated and paid.

Frank Kenning and Frank D. Kenning is one and the same person.

This is improved property known as 1225 Kenmore Place, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bill F. Overton and Sherrie Murphy-Preuss, their heirs and assigns, forever; and I, Sue K. Sanders, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 25th day of September, 1996.

Sue K. Sanders

Sue K. Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sue K. Sanders, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of September, 1996.

Jean W. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00.

Sherrie Murphy-Preuss

AFFIANT

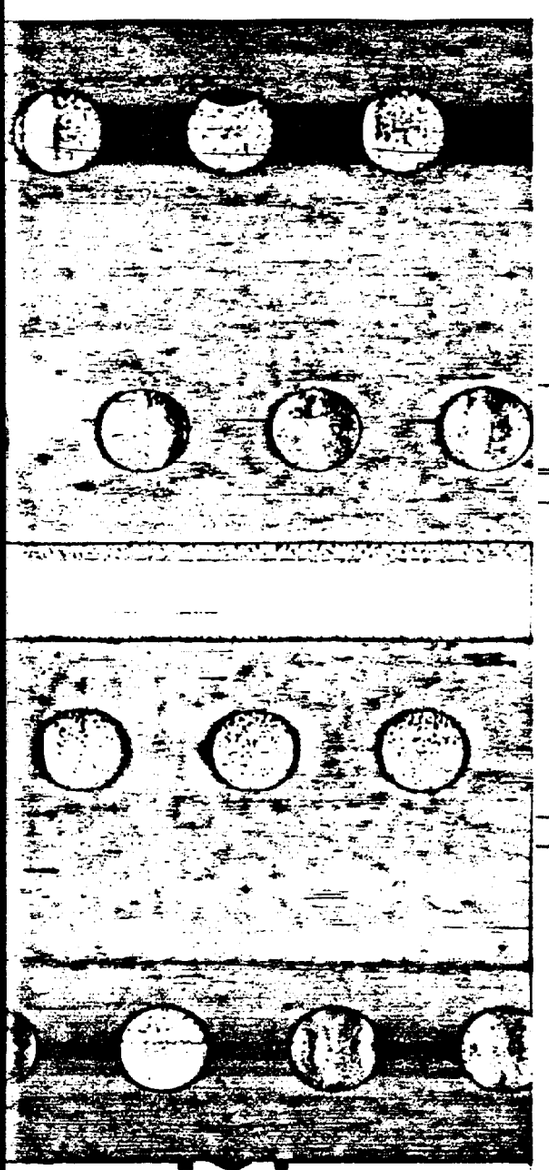
Subscribed and sworn to before me this 25th day of September, 1996.

Jean W. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/97

09/26 0101 03CHECK 305.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10203 PG 400

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 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 305.00
				CHECK 305.00
			09/26/96 01	09:56 0001 2929

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02294241 IDENTIF. ↑ REFERENCE

96 SEP 26 AM 9:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1035327