BOOK 10227 PG 475

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 $ 107,900.00

Patrick B. Kinney
Affiant

Subscribed and sworn to before me, this 15th day of October 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PATRICK B. KINNEY 1010 Paris Avenue Nashville, Tennessee 37204	CHASE MANHATTAN MORTGAGE 155 Franklin Road Suite 350 Brentwood, Tennessee 37027	MAP 118-1 PARCEL 234

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVEN THOUSAND NINE HUNDRED AND NO/100---------- ($ 107,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, DAN E. RUDIN AND WIFE, AMY N. PRATT RUDIN hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PATRICK B. KINNEY AND WIFE, LORI D. KINNEY AND RICHARD M. KINNEY AND WIFE, BETTY B. KINNEY 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. 56 on the Plan of Dr. L.G. Noel's Second Subdivision of Idlewild as of record in Book 332, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Amy N. Pratt, unmarried, and Peter N. Blake and Sheila R. Blake, husband and wife, by deed from Luther L. Weathers and wife, Anah Weathers, of record in Book 8059, page 746, Register's Office for Davidson County, Tennessee; the said Amy N. Pratt having since married Dan E. Rudin and the said Peter N. Blake and wife, Sheila R. Blake, having since conveyed their interest in subject property to Dan E. Rudin and wife, Amy N. Pratt Rudin by Quitclaim Deed of record in Book 9776, page 580, said Register's Office.

This is improved property known as 1010 Paris Avenue, Nashville, Tennessee 37204

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have 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 Dr. L.G. Noel's Second Subdivision of Idlewild of record in Book 332, page 77, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their 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 we have hereunto set our hands on this the 15th day of October, 19 96.

DAN E. RUDIN

AMY N. PRATT RUDIN

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 DAN E. RUDIN AND WIFE, AMY N. PRATT RUDIN, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 19 96.

My Commission Expires: November 22, 1997

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: _____

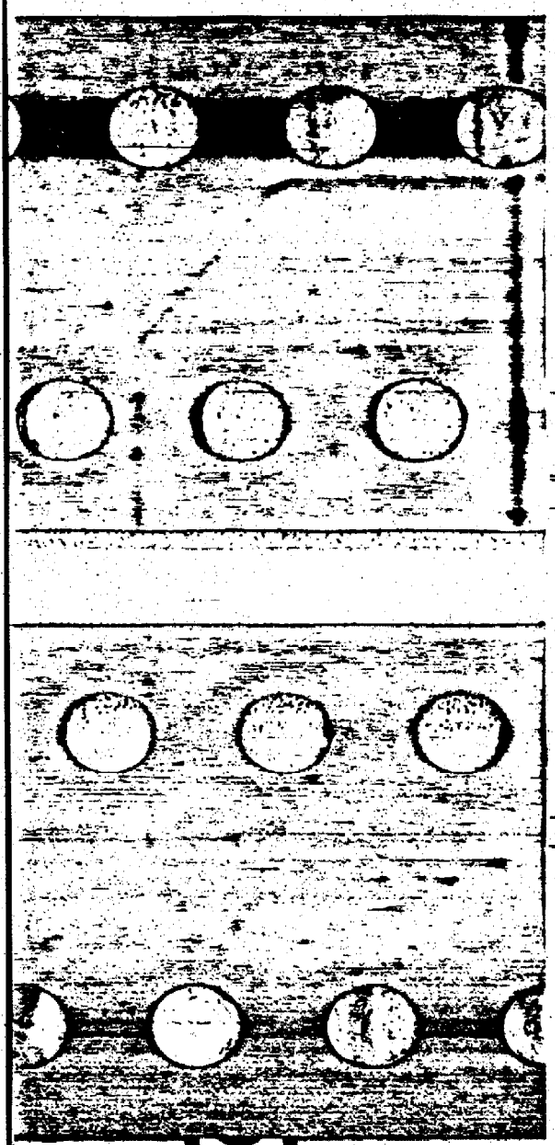
Notary Public

IDENTIFICATION REFERENCE 0236850

96 OCT 17 AM 8:42

REGISTER DAVIDSON COUNTY, TN.

0807 10/17 0101 03CHECK 408.23



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

RECEIVED OF _____

FOR _____

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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 107900.00
				CON TX 399.23
				PRFEE 1.00
				WDEED 8.00
				TOTAL 408.23
				CHECK 408.23
10/17/96	01			08:43 0001 0807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0236858
IDENTIF. & REFERENCE

96 OCT 17 AM 8:4[illegible]
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

№ 1077838

No. [redacted]