WARRANTY DEED

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

William J. Van Cleave
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 3-22-97
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Kirk C. Waite, Attorney, 7100 Executive Center Drive, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Van Cleave (NAME)	William J. Van Cleave (NAME)	72-6 #372
.38 acres Keller Ave. (ADDRESS)	310 Rose Hall (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Mr. Gordon F. McCammon and wife, Mrs. Gordon F. McCammon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Van Cleave

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:

Land in Davidson County, Tennessee, described as follows:

To find the point of beginning, commence at a point in the south line of McGavock Pike, in the northwest corner of Track #1 hereinabove described, said point also being fifty (50) feet measured eastwardly along a radial line from a point in the centerline of said main track at Valuation Station 46+55; thence southwardly along a line fifty (50) feet eastwardly from and parallel to the centerline of said main track a distance of two hundred twenty (220) feet, more or less, to a point in the south line of an unimproved 15 foot alley, the point of beginning of the hereinafter descibed tract; thence S 82 deg. 50 min. 19 sec. E along the south line of said unimproved 15 foot alley a distance of seventy-seven and sixteen hundredths (77.16) feet to a point; thence S 12 deg. 02 min. 46 sec. W continuing along the unimproved 15 foot alley a distance of one hundred eighty-nine and twenty-eight hundredths feet to a point, said point being in the north line of Keller Avenue if extended westwardly; thence N 83 deg. 38 min. 55 sec. W along the north line of said Keller Avenue if extended westwardly, a distance of sixty-six and twenty hundredths (66.20) feet to a point fifty (50) feet measured eastwaardly along a radial line from a point in the centerline of said main track; thence northwardly along a curve to the left along a line fifty (50) feet eastwardly from and parallel to the centerline of said main track a distance of three hundred two (302) feet, more

CONTINUED

unimproved (X)
This is improved ( ) property, known as .38 acres Keller Ave., Nashville, TN 37216
(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 our hand s this 9th day of December 19 96

Gordon F. McCammon
Mr. Gordon F. McCammon

Mrs. Gordon F. McCammon
Mrs. Gordon F. McCammon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mr. Gordon F. McCammon and wife, Mrs. Gordon F. McCammon

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 at Brentwood, Tennessee, this 9th day of December, 19 96.

Commission expires 3-22-97

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 _____

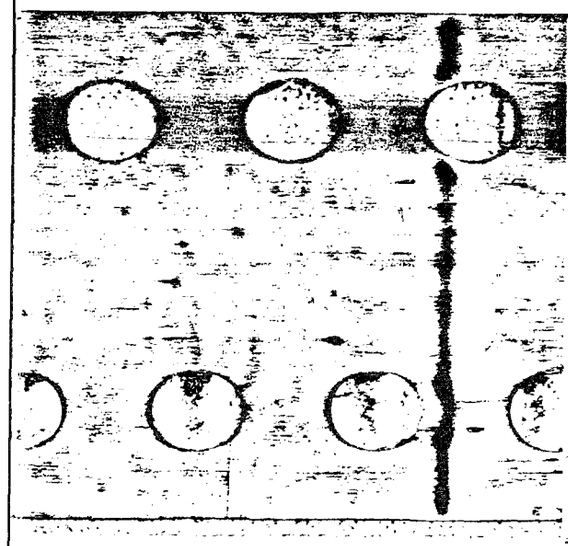
Notary Public

LEGAL DESCRIPTION CONTINUATION

or less, to the point of beginning, containing 13,385 square feet.

Being the same property conveyed to Mr. & Mrs. Gordon F. McCammon by deed from Clerk and Master, Chancery Court fro Davidson County, Tennessee, of record in Book 9603, page 397, Register's Office for Davidson County, Tennessee.

0254970
IDENTIFICATION REFERENCE
95 DEC 11 PM 2:47
DAVIDSON COUNTY, TN
4652 12/11 0101 03CHECK 14.85



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

RECEIVED OF _____

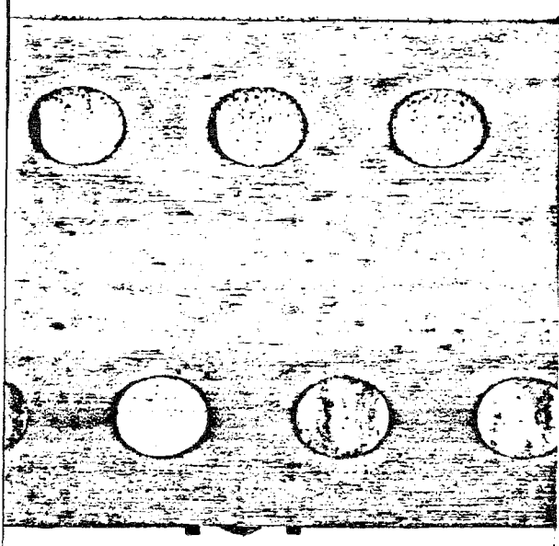
FOR _____

BOOK 10287 PG 691

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 500.00
				CON TX 1.85
				PRFEE 1.00
				WDEED 12.00
				TOTAL 14.85
				CHECK 14.85
			12/11/96 01	14:47 0001 4652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0254970
IDENTIF. & REFERENCE

96 DEC 11 PM 2:47

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1097282