Box 40-B

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10331 PG 184

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,775.00

Sandy S. Kuehnel
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF January 19 97

NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee.
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joel Albert Kuehnel, et ux	Joel Albert Kuehnel, et ux	Map 91-6
(NAME)	(NAME)	
5211 Tennessee Avenue	5211 Tennessee Avenue	Par. 244
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee. 37209	Nashville, Tennessee. 37209	12W-19330
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 20,775.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

STEVEN P. JEFFORDS

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JOEL ALBERT KUEHNEL AND WIFE, SANDY SUN KUEHNEL

hereinafter called the **GRANTEES**, their 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 Nos. 1514 and 1516 of Block 23, Plan No. 2 West Nashville, as of record in Book 57, page 172, Register's Office for said County.

Said Lot Nos. 1514 and 1516 front together 50 feet on the southerly side of Louisiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Steven P. Jeffords by deed from Pamela A. Baker of record in Book 10233, page 763, said Register's Office.

The above described realty is not the principal place of residence of the Grantor herein.

8565 01/28 0101 03CHECK 85-87

This is unimproved ( ) improved (X) property, known as 5607 Louisiana Avenue, Nashville, Tennessee. 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 27th day of January, 19 97.

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10331 PG 185

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven P. Jeffords, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of January, 1997.

My Commission expires:
7/26/97

Bill Bolton
Notary Public

BILL BOLTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

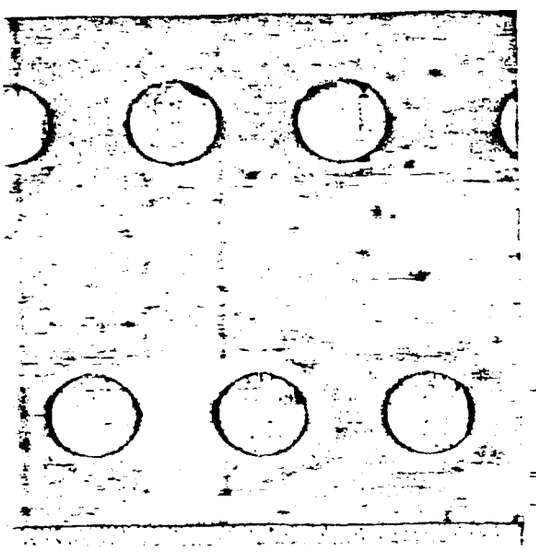
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

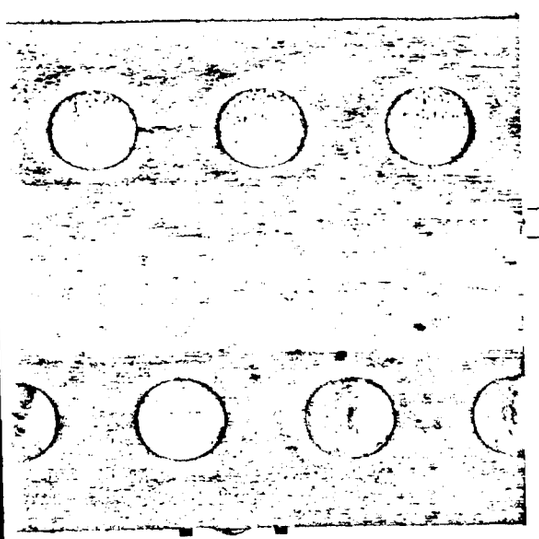
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

97 JAN 28 PM 2:11
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE
0126637





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10331 PG 186

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 20775.00
CON TX 76.87
PRFEE 1.00
WDEED 8.00
TOTAL 85.87
CHECK 85.87

01/28/97 01 14:15 0001 8565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267637
IDENTIF. # REFERENCE

97 JAN 28 PM 2:14
DAVIDSON COUNTY, TN.

No. 1111030