FILE BOX 45

WARRANTY DEED

BOOK 10368 PG 457

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Cavanaugh	Same	MAP 43-9
(NAME)	(NAME)	
205 Cumberland Avenue		PARCEL 88
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(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, M & S Properties, a TN Partnership Composed of Wayne Stevens and Nicholas Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Cavanaugh and wife, Gina Cavanaugh

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 Tract No. 9, Block D, on the plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to M & S Properties by deed from The Estate of Lofton Webb, of record in Book 9671, Page 213, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 971, Page 520, Register's Office for said County.

02778778
IDENTIF. & REFERENCE

97 MAR -4 PM 2:52
FELIX Z. WILKINSON, REGISTER
DAVIDSON COUNTY, TN.

2556 03/04 0101 03CHECK 231.00

unimproved ( )
This is improved (X) property, known as 205 Cumberland Avenue, Madison, TN 37115
(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 my hand this 24th day of February, 19 97

M & S Properties, a TN Partnership

By: _____
Wayne Stevens

_____
Nicholas Martin

BOOK 10368 PG 458

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on 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 _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

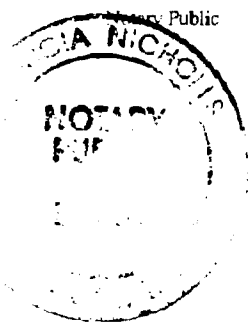
STATE OF TENNESSEE
COUNTY OF DAVIDSON

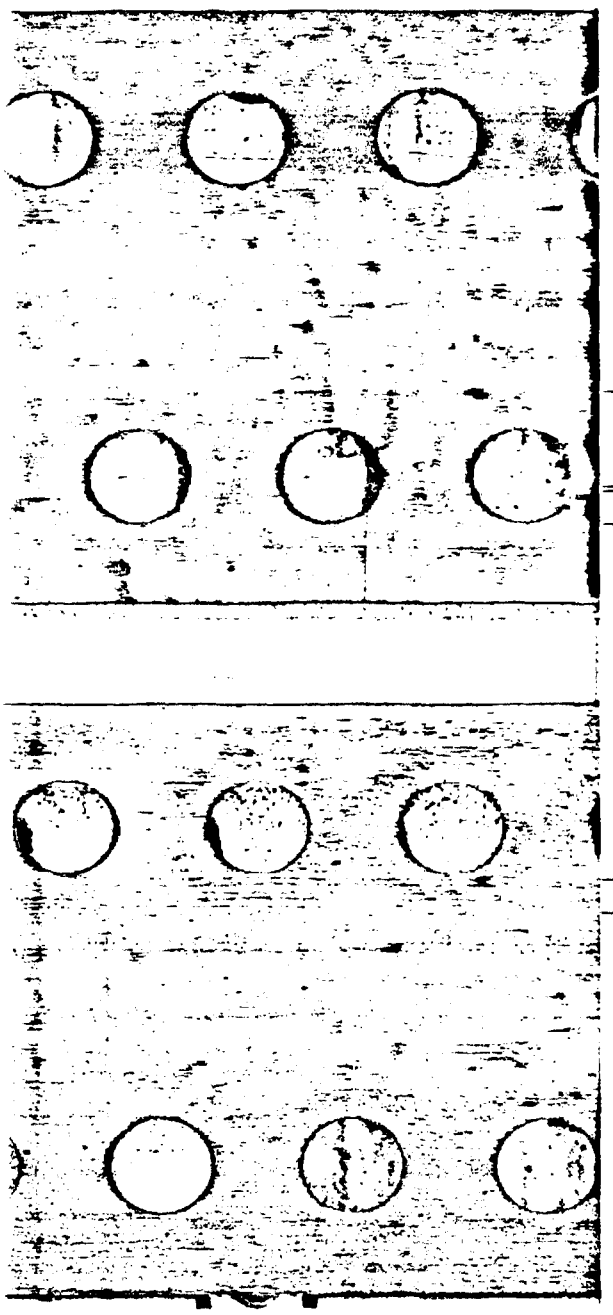
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Wayne Stevens and Nicholas Martin with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Partners and _____ respectively of the M & S Properties the within named bargainor, ~~and that~~ and that they as such Partners 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 Wayne Stevens as such Partner, and attesting the same by the said Nicholas Martin as such Partner.

Witness my hand and official seal at office at Nashville, TN on this the 24th day of February 19 97.

My commission expires May 24, 1997

Patricia Nichols
Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10368 PG 459

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

03/04/97 01 14:58 0001 2556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02778778
IDENTIF. & REFERENCE

97 MAR -4 PM 2:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1122948