WARRANTY DEED BOOK 10372 PG 404

Address of new owner(s):	Send Tax Bills To:	Map-Parcel #
Gary L. Semanchik and wife 1003 Stonewall Dr. Nashville, TN 37220	Owners at same address	118-2-203 BH-02570

FOR AND IN CONSIDERATION OF THE SUM OF $ 78,000.00 , cash in hand and other good and valuable considerations paid by the hereinafter named Grantee the receipt and sufficiency of which the Grantor does hereby acknowledge,
Ed Kennedy, d/b/a EDCO Realty

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

Gary L. Semanchik and wife, Lucy A. Semanchik

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to wit:
Land in Davidson County, Tennessee, and being Lot No. 31 on the plan of Waddey's Subdivision of Westwood as of record at Book 332, page 99, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 10136 , page 211 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: said plan at Book 332, page 99 , said Register's Office.

The said Ed Kennedy is the sole proprietor and d/b/a EDCO Realty, and is a married person, but the above described property is commercial/investment property and not his residence. Grantor and his wife own homestead property known as 5617 Ottershaw Court, Brentwood, TN 37027.

0279832
IDENTIF. & REFERENCE

07 MAR -7 AM 9:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3700 03/07 0101 03CHECK 297.60

This is IMproved property known as: 2721 Westwood Dr.
Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the estate, appurtenances, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And 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 as otherwise stated herein above. 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.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders as may be necessary to properly identify the same in this instrument.

WITNESS our hands this 4th day of MARCH , 1997.

Ed Kennedy

Ed Kennedy, d/b/a EDCO Realty

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

Ed Kennedy

the bargainor(s), with whom I am personally acquainted, or proved to me on 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 Nashville, Tennessee this 4th day of March , 1997.

Notary Public

my comm. expires: 11-27-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater), which is equal to or greater than the property would bring at a fair and voluntary sale, is $ 78,000.00

Sworn to and subscribed before me this 4th day of March 1997.

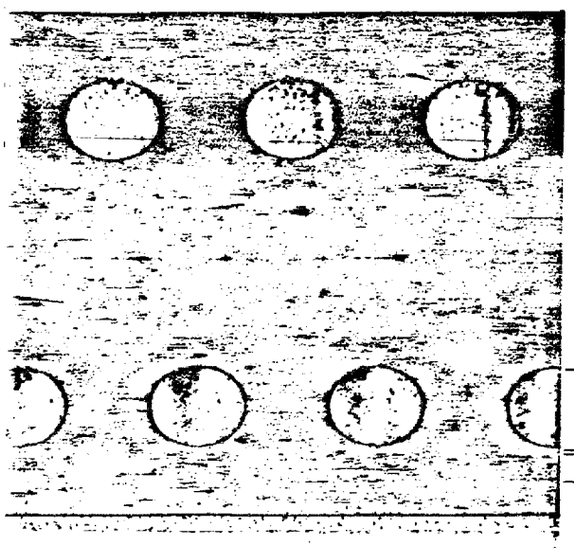
Notary Public

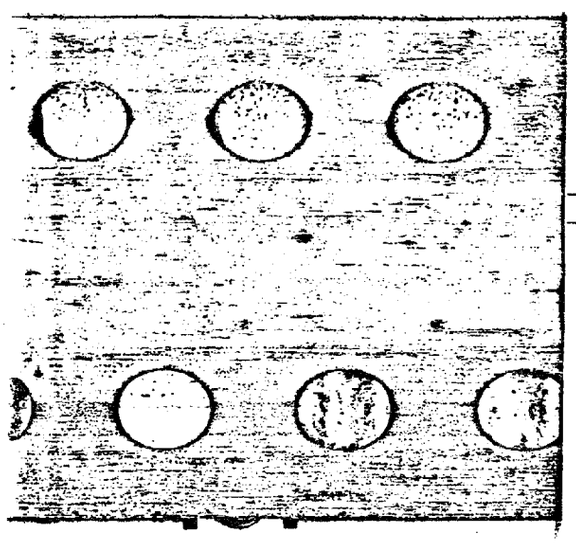
My comm. expires: 11-27-99

This instrument was prepared by:
Marbut Glenn Gaston, Jr. ,Attorney at Law, 2211 Crestmoor Road
Nashville, TN. 37215 (615) 385-2804, TN SupCt.#3143

ORT #: SV2636825

[11/88:7/93]





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

RECEIVED OF _____

FOR _____

BOOK 10372 PG 406

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	78000.00
			CON TX	288.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	297.60
			CHECK	297.60
03/07/97	01		10:00 0001	3700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0279832
IDENTIF. # REFERENCE
97 MAR -7 AM 9:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1124076