WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35667)

STATE OF TENNESSEE BOOK 10511 PG 631
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

X Matthew Brian Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 1/28/98

NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Kyle Lee McKiness	SunTrust Bank, Nashville, N.A.	91-16-101
(NAME)	(NAME)	
4402 Nevada Avenue	201 4th Avenue North	25W-100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37230-5110	
(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, Joyce Holt and Nancy Drake and husband, ~~Jerry~~ CHARLES Drake

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kyle Lee McKiness and Matthew Brian Johnson AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, MBJ KM

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 the westerly 40 feet of Lot No. 303 and the easterly 10 feet of Lot No. 305 of Block No. 14 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103.

SAID parts of Lots Nos. 303 and 305 front together 50 feet on the northerly side of Nevada, formerly Third Avenue, and run back between parallel lines, 180 feet to an alley.

BEING the same property conveyed to Joyce Holt and Nancy Drake by deed from Irene W. Drake of record in Book 8311, Page 862; and by deed from Noble W. Gammon and wife, Barbara J. Gammon of record in Book 6324, Page 422, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

CHARLES
~~Jerry~~ Drake, husband of Nancy Drake, joins in this Warranty Deed only for the purpose of conveying such marital rights if any that he may have in and to said property.

This is unimproved ( ) improved (X) property, known as 4402 Nevada Avenue, Nashville, TN 37209
(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 25th day of June 19 97

Joyce Holt

Charles Drake
~~Jerry~~ Drake
CHARLES

Nancy Drake

BOOK 10511 PG 632

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 Joyce Holt and Nancy Drake and husband, ~~Jerry~~ CHARLES Drake

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 Nashville, Tennessee, this 25th day of June, 19 97.

My commission expires 11/28/98

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

03214497

IDENTIF. & REFERENCE

97 JUL -1 AM 8:16

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9236 07/01 0101 03CHECK 401.20

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 10511 PG 633

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 106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
TOTAL 401.20
CHECK 401.20

07/01/97 01 08:14 0001 9236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

032497
IDENTIF. ↑ REFERENCE

97 JUL -1 AM 8:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168824