BOOK 10762 PG 236

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Jimmy R. Kenaum
P. O. Box 01185
Nashville, TN 37210-1185

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 148-14
PARCEL 39
05DU-46751

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Steve Lattman and David B. Yount, tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jimmy R. Kenaum, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 44, on the Plan of Blanchard Heights, of record in Plat Book 2663, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Steve Lattman and David B. Yount as tenants in common, by deed from Henry D. Pierce and wife, Emily S. Pierce of record in Book 7903, Page 48, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2795, Pages 62 and 63, and such easements and setback lines of record in Plat Book 2663, Pages 62 and 63, said Register's Office. Easement to Metropolitan Government of Nashville and Davidson County, of record in Book 6335, Page 765, said Register's Office.

J. Reneé Yount executed this instrument on behalf of Steve Lattman and David B. Yount pursuant to a Power of Attorney which is being placed of record currently herewith.

This is improved property known as 3936 Keeley Drive, Nashville, TN 37211, and is not the principal residence of the Grantors and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jimmy R. Kenaum, his heirs and assigns, forever; and we, Steve Lattman and David B. Yount, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of January, 1998.

Steve Lattman by J. Reneé Yount attorney in fact
Steve Lattman, by J. Reneé Yount,
Attorney in Fact

David B. Yount by J. Reneé Yount attorney in fact
David B. Yount, by J. Reneé Yount,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me J. Reneé Yount with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 15th day of January, 1998.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3576 01/20 0101 03CHECK 286.50

The actual value or consideration, whichever is greater, for this transfer is $ 75,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of January, 1998.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

98 JAN 20 PM 2:54

039154

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 75000.00
CON TX 277.50
PRFEE 1.00
WREED 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 286.50

CHECK 286.50

01/20/98 01 14:55 0001 3576

039154

IDENTIFICATION

93 JAN 20 PM 2:54

REGISTER
DAVIDSON CO. TN.

No. 1244201