This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Return after recording: 14
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

BOOK 10985 PG 841

WARRANTY DEED

Address new owner as: Send tax bills to:
Map-Parcel Byron Kanaday Same Map 51
1244 Riverwood Drive Par 7-27
Nashville, Tennessee 37216

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Katherine Sloan Braden, Billie Ann Gann, Lovell Clair Sloan, Pearl Sloan Smith being the surviving heirs at law of Ora Sloan Blankenship, deceased, and Ruby Sloan, the surviving spouse and sole beneficiary of Estel Sloan, deceased, who was an heir at law of Ora Sloan Blankenship, have this day bargained and sold, and do hereby transfer and convey to the said Byron Kanaday, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 11 on the Subdivision of the Beasley Property, Section One, not of record, described according to a survey made by W. W. Turner Company, Engineers, June 14, 1950, as follows:

BEGINNING on the Northerly margin of Due West Avenue at the comer of Lots Nos. 10 and 11. being the, Southeast comer of the property conveyed to James S. Miller and wife, by Deed from Susie Mae Beasley, et al. of record in Book 1938, Page 433, said Registers' Office;. thence with the line between two lots Northerly 350 feet; thence Easterly 150 feet to the Westerly margin of a 60-foot unnamed street; thence with said street, Southerly 325 feet to the beginning of a curve; thence around said curve in a Southwesterly direction 39.3 feet to the Northerly margin of Due West Avenue; thence with said Avenue Westerly 125 feet to the beginning.

BEING the same property conveyed to ORA S. BLANKENSHIP by instruments of record in Book 5751, Page 707 and Book 5397, Page 598, Register's Office for Davidson County, Tennessee, the said Ora S. Blankenship having since died leaving Katherine Sloan Braden, Billie Ann Gann, Lovell Clair Sloan, Pearl Sloan Smith, as her surviving heirs at law, and Ruby Sloan, the surviving spouse and sole beneficiary of Estel Sloan, deceased, who was an heir at law of Ora Sloan Blankenship.

This is improved property known as 400 Due West Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Byron Kanaday, his heirs and assigns, forever.

And we, Katherine Sloan Braden, Billie Ann Gann, Lovell Clair Sloan, Pearl Sloan Smith and Ruby Sloan, do covenant with the said Byron Kanaday that we are lawfully seized and possessed of said

land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as above stated.

And we, Katherine Sloan Braden, Billie Ann Gann, Lovell Clair Sloan, Pearl Sloan Smith and Ruby Sloan, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Byron Kanaday, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of June, 1998. BOOK 10985 PG 545

Katherine Sloan Braden
KATHERINE SLOAN BRADEN

Billie Ann Gann
BILLIE ANN GANN

Lovell Clair Sloan by Steve Sloan
By: STEVE SLOAN, Power of Attorney for LOVELL CLAIR SLOAN

Pearl Sloan Smith
PEARL SLOAN SMITH

Ruby Sloan
RUBY SLOAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Sloan Braden, Billie Ann Gann, Pearl Sloan Smith, and Ruby Sloan, the within named bargainors, 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, at office, this 18th day of June, 1998.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10985 PG 846

On this 18th day of June, 1998, before me personally appeared Steve Sloan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lovel Clair Sloan and who acknowledged that he executed the same as the free act and deed of said Lovell Clair Sloan.

DENNIE WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $152,000.00.

Byron D. Kennedy
AFFIANT

Subscribed and sworn to before me, this 16th day of June, 1998.

Kimberly R. Dougher
NOTARY PUBLIC

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

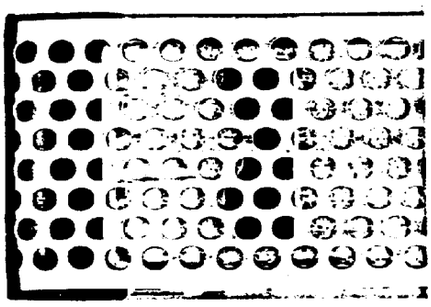
0453225
IDENTIFICATION REFERENCE

98 JUN 22 AM 10:25

REGISTER
DAVIDSON COUNTY, TN.

3663 06/22 0101 03CHECK 575.40

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



RECEIVED OF _____

FOR _____

BOOK 10985 PG 847

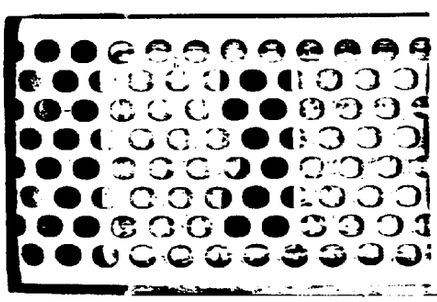
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 152000.00
CON TX 562.40
PRFEE 1.00
MDEED 12.00
TOTAL 575.40
CHECK 575.40

06/22/98 01 10:25 0001 3663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0453225
IDENTIF. & REFERENCE

98 JUN 22 AM 10:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1309492