Prepared By and After Recording ~~Return To:~~
Title Enterprises, LC.
214 Centerview Drive Suite 247
Brentwood, TN 37027

BOOK 11025 PAGE 769

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Minnie Bryan, a widow** (herinafter referred to as "Grantor") have this day bargained and sold and does hereby transfer and convey unto **Jimmy R. Kenaum** (hereinafter referred to as "Grantee") his heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this ____ day of 7-17-____, 1998.

Minnie Bryan
Minnie Bryan

98 JUL 17 PM 3:48

04633973

PICK-UP

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Minnie Bryan, a widow** with whom I am personally aquainted, or proved to me on the basis of saisfactory evidence and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal this 17th day of July, 1998.

Notary Public
My Commission Expires: 11-28-98

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of July, 1998.

Notary Public

My Commission Expires: 11-28-98

MAP AND PARCEL NUMBER: 72/7/41

ADDRESS OF NEW OWNER:
Jimmy R. Kenaum
1416 Kirkland Ave.
Nashville, Tn

SEND TAX BILLS TO:
SAME

5192 07/17 0101 03CHECK 255.50

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 27 on the Map of L.A. Warren's Resubdivison of Block "C" of the R. N. Dudley Subdivision of record in Book 843, page 102, Register's Office for said County.

Said Lot No. 27 fronths 50 foot on the northerly side of Kirkland Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Woodrow A. Bryan and wife, Minnie Bryan from Albert R. Ray and wife, Inez Golden Ray by Warranty Deed dated December 7, 1956 and recorded December 10, 1956 in Book 2603, page 451, Register's Office for Davidson County, Tennessee. The said Woodrow A. Bryan is now deceased.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11025 PAGE 772

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 255.50
CHECK 255.50

07/17/98 01 15:50 0001 5192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0463973
IDENTIF. & REFERENCE

98 JUL 17 PM 3:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1320875