0503108

IDENTIF. & REFERENCE

Mail

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

98 OCT 23 AM 10:47

[illegible] REGISTER
DAVIDSON COUNTY, TN.

OUR FILE NUMBER: R-7792

MAP/GROUP/PARCEL
061-15-0/283.00

NEW OWNER'S NAME AND ADDRESS:
Elizabeth A. Laux, an unmarried woman
3901 Kingswood Avenue
Nashville, Tennessee 37216

BOOK 11167 PAGE 266

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Ray E. Kinnard, Sr., and wife, Deborah J. Kinnard, hereinafter called Grantors, do hereby transfer and convey unto Elizabeth A. Laux, an unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The subject property is improved property commonly known as 3901 Kingswood Avenue, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 8863, Page 834, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Ray E. Kinnard, Sr.
Ray E. Kinnard, Sr.

Deborah J. Kinnard
Deborah J. Kinnard

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY PART OF THE EASTERLY PART OF LOT NO. 83 AND THE EASTERLY PART OF LOT NO. 84 ON THE PLAN OF M.N. YOUNG'S INGLEWOOD ANNEX, AS OF RECORD IN BOOK 547, PAGE 197, SAID REGISTER'S OFFICE AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF KINGSWOOD AVENUE, FORMERLY "B" STREET, AND NEWMAN AVENUE; THENCE WITH THE NORTHERLY MARGIN OF NEWMAN AVENUE, WESTWARDLY 170 FEET; THENCE NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF LOTS 83 AND 84, 72 FEET; THENCE EASTERLY 170 FEET 2 INCHES, MORE OR LESS, TO THE WESTERLY MARGIN OF KINGSWOOD AVENUE; THENCE WITH THE SAME, SOUTHWARDLY 72 FEET TO THE BEGINNING.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Ray E. Kinnard, Sr, and Deborah J. Kinnard, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 15th day of October, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $118,000.00.

Deborah J. Kinnard
AFFIANT

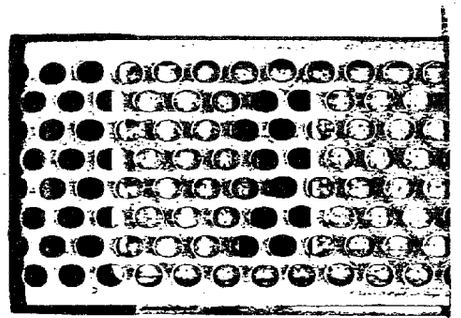
Sworn to and subscribed before me, this the 15th day of October, 1998.

NOTARY PUBLIC

My Commission Expires: 2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

6983 10/23 0101 03CHECK 451.60



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

RECEIVED OF _____

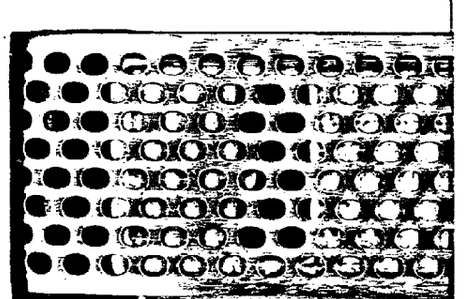
FOR _____

BOOK 11167 PAGE 269

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
				118000.00
				CON TX 436.60
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 451.60
				CHECK 451.60
			10/23/98 01	10:49 0001 6983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0503108
IDENTIF. & REFERENCE

98 OCT 23 AM 10:4
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1362180