BOOK 11274 PAGE 734

0530946
IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
GREGORY S. PERRONE, ATTORNEY
109 Westpark Drive; Suite 330
Brentwood, TN 37027

98 DEC 30 PM 3:22
HILL GANNETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

: Address New Owner: Number(s)	Send Tax Bills To:	Map-Parcel
: **Laura E. Miller, et al.**	**SunTrust Bank, Nashville,**	**Map 104-15**
: **2515 Blair Blvd.**	**201 4th Avenue North**	**Parcel 28**
Nashville, TN 37212	**Nashville, TN 37219**	

6595 12/30 0101 CHECK 570.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN NO/100THS DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WE, **KAREN KANE FORMAN, BOLIN K. STUMB (FORMERLY KNOWN AS MRS. BOLIN K. BRUSH), WARD RANDOLPH KANE, JR., CHARLES ANDERSON KANE, JOHN MARTIN KANE AND BOLIN K. STUMB AND CHARLES ANDERSON KANE, TRUSTEES AND BETTY A. LEA, TRUSTOR**, (Grantors), have this day bargained and sold and do hereby transfer and convey to **LAURA E. MILLER AND THOMAS T. DOVAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, (Grantees), their heirs and assigns, certain real property in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 91 on the Map of Sunset Park Subdivision, as of record in Book 32, page 132, Register's Office for said County, described partly according to a survey made by George W. Watkins, Surveyor, November 11, 1960, as follows:

Beginning on the southerly margin of Blair Boulevard at the corner of Lots Nos. 90 and 91; thence with the line between said two lots, southerly 155.5 feet; thence easterly 38 feet; thence northerly 45.5 feet; thence easterly 12 feet; thence northerly 110 feet to the southerly margin of Blair Boulevard; thence with the same, westerly 50 feet to the beginning.

Being the same property conveyed to Mrs. Karen Kane Forman, Mrs. Bolin Kane Brush, Ward Randolph Kane, Jr., Charles Anderson Kane, John Martin Kane and Mrs. Betty Anderson Kane by deed from Nancy Simmons, a widow, of record in Book 4401, page 114, Register's Office for Davidson County, Tennessee. The said Betty A. Lea having since quitclaimed to Bolin K. Stumb and Charles Anderson Kane, Trustees, their successors and assigns, under certain Trust Agreement executed August 23, 1991, of record in Book 8526, page 2 and as corrected in Book 11274, page 729, Register's Office for Davidson County, Tennessee.

Mrs. Bolin Kane Brush and Bolin K. Stumb are one and the same person.

Mrs. Betty Anderson Kane and Betty A. Lea are one and the same person.

Charles Anderson Kane and Charles A. Kane are one and the same person.

This improved property, known as 2515 Blair Boulevard, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the foregoing, together with all appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out;

1. All matters appearing on the Plan of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee;

2. Unrecorded Joint Driveway Easement;

3. Easement for 8" sewer shown as Sewer No. 298-A on the Plans in the Office of the City Engineer of the City of Nashville;

Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this instrument or has caused this instrument to be executed on this 17th day of December, 1998.

Karen Kane Forman by Bolin K. Stumb Attorney-in-Fact
KAREN KANE FORMAN BY BOLIN K. STUMB, HER ATTORNEY-IN-FACT

Bolin K. Stumb
BOLIN K. STUMB

Ward Randolph Kane, Jr.
WARD RANDOLPH KANE, JR. BY BOLIN K. STUMB, HIS ATTORNEY-IN-FACT
by Bolin K. Stumb Atty-in-Fact

Charles Anderson Kane
CHARLES ANDERSON KANE BY BOLIN K. STUMB, HIS ATTORNEY-IN-FACT
by Bolin K. Stumb, Atty-in-Fact

John Martin Kane by Bolin K. Stumb
JOHN MARTIN KANE BY BOLIN K. STUMB, HER ATTORNEY-IN-FACT Atty-in-Fact

Bolin K. Stumb, Trustee
BOLIN K. STUMB, TRUSTEE

Charles Anderson Kane
CHARLES ANDERSON KANE, TRUSTEE BY BY BOLIN K. STUMB, HIS ATTORNEY-IN-FACT
by Bolin K. Stumb Atty-in-Fact

Betty A. Lea, Trustor
BETTY A. LEA, TRUSTOR BY BOLIN K. STUMB, HER ATTORNEY-IN-FACT
by Bolin K. Stumb Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bolin K. Stumb, individually and as Trustee (formerly known as Mrs. Bolin Kane Brush), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of December, 1998.

Robin C. Weakley
Notary Public

My commission expires: 3/27/99

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bolin K. Stumb, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for Karen Kane Forman, Ward Randolph Kane, Jr., Charles Anderson Kane, John Martin Kane, Charles Anderson Kane, Trustee and Betty A. Lea, the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of for Karen Kane Forman, Ward Randolph Kane, Jr., Charles Anderson Kane, John Martin Kane, Charles Anderson Kane, Trustee and Betty A. Lea, the within named bargainor(s) by the said Bolin K. Stumb, as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee, on this the 17th day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 6/12/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $150,000.00

Affiant

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

Notary Public

My commission expires: 6/12/2002

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11274 PAGE 737

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

	AMT
	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	570.00
CHECK	570.00

12/30/98 01 15:20 0001 6595

0530946
IDENTIF. # REFERENCE

98 DEC 30 PM 3:23
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403904