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Box 58-A

U6555515

99 NOV -9 AM 8:29

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 41287
~~Dav. Co. File: Box 8~~

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Frances B. Padgett 193 Kenner Avenue Nashville, TN 37205	Frances B. Padgett 193 Kenner Avenue Nashville, TN 37205

TAX MAP-PARCEL NUMBERS: Part of 116-8-26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 55000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James C. Catignani, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frances B. Padgett, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee:

BEING the southerly one-half (1/2) of Lot No. 58 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for said County.

SAID southerly one-half of Lot No. 58 fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to a dead line.

BEING part of the same property conveyed to James C. Catignani by deed from Zvi Manas and wife, Diane Manas of record in Book 7880, Page 51, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

JOINT DRIVEWAY ACCESS EASEMENT

This conveyance is together with and subject to a joint driveway access easement which is hereby established for the joint use and benefit of the property conveyed hereby and the retained property of the Grantor which adjoins said property on the northerly side, and the respective heirs and assigns of the said parties. Said driveway is being installed and completed as part of the improvements being made by the Grantee and includes a circle through driveway which arcs across the front portions of both properties and a driveway lying across the common boundary of said properties extending westwardly to the rear portions thereof. The rights and obligations of the joint driveway shall benefit and burden both properties and shall run with the title to said properties. The costs of maintenance and repair of said joint driveway shall be borne equally by the parties, and neither party shall unreasonably impair the access rights of the other.

RECEIPT #88815 NOV 9 99 CHECK 214.50

This conveyance is subject to: Taxes for 2000, and subsequent years; All matters as set forth on the Plan, with Owner's Certificate, of record in Plat Book 421, Page 100, said Register's Office; Easement for sanitary sewers and / or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3957, Page 49 and in Book 11584, page 940, both in said Register's Office.

This is improved property, known as: 193 Kenner Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of November, 1999.

James C. Catignani

State of Tennessee
County of Davidson

On this 8th day of November, 1999, before me the undersigned authority, personally appeared **James C. Catignani**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 55000.00

Affiant

Sworn and subscribed before me on the 8th day of November, 1999.

Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2001

DANA B. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

0655515 ... REFERENCE

99 NOV -9 AM 8:29 ... REGISTER ... TN.

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CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	214.50
CHECK	214.50

11/09/99 01 08:30 0001 9288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1537008