WARRANTY DEED

BOOK 11750 PAGE 627

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF November, 1999.

Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Bailey (NAME)	SAME (NAME)	072-13-0-077.00
144 2nd Ave. N. Suite 200 (ADDRESS)	(ADDRESS)	072-13-0-075.00
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jimmy R. Kenaum and Tommy Keenum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Bailey and Carol Federman, unmarried persons

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I: 1011 McClurkan Avenue
BEING Lot No. 88, on the Plan of Trevecca Subdivision of Renraw, of record in Plat Book 421, pages 72 and 73, Registers's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TRACT II: 1015 McClurkan Avenue
BEING Lot NO. 90, on the Plan of Trevecca Subdivision of Renraw, of record in Plat Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jimmy R. Kenaum and Tommy Keenum by Deed of record in Book 10346, page 710, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This is not the principal residence of the Grantors.

Scott Yarbrough executes this instrument as Attorney-in-Fact for Jimmy R. Kenaum pursuant to Power of Attorney recorded simultaneously herewith.

FILED
1999 NOV 22 AM 9:57

0659427

REFERENCE

EAST END

unimproved ( )
This is improved (X) property, known as 1011 & 1015 McClurkan Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MAIL TAX TO: SAME

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 17th day of November, 1999

Jimmy R. Kenaum

Jimmy R. Kenaum

BY: Attorney-in-fact
Scott Yarbrough, Attorney-in-Fact

Tommy Keenum

FEE 17.50
REGISTER'S FEE 1.00
TAX 162.00
CHECK

BOOK 11750 PAGE 628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~XXXXXXXXXXXXXXXXXXXXXXXX~~ Tommy Keenum

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 17th day of November, 1999.

Commission expires 9/23/00

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, SCOTT YARBROUGH, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Attorney in Fact for JIMMY R. KENAUM and is authorized by JIMMY R. KENAUM to execute this instrument on his behalf.

Witness my hand and official seal this the 17th day of November, 1999.

My commission expires: 9/23/00

NOTARY PUBLIC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11750 PAGE 629

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

9904427

REFERENCE

99 NOV 22 PM 9:52

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	177.50
CHECK	177.50

11/22/99 01 09:54 0001 3492

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1541140