Davidson County DEEDWARR
Recvd: 04/03/02 13:34 2pgs
Fees:13.00 Taxes:804.75
20020403-0040544

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $217,500.00. Mandy Baird **Affiant** Subscribed and sworn to before me, this 1st day of April, 2002. Notary Public My Commission Expires: 12/11/05

Address New Owner As Follows: Cary Scott Piper 2817 22nd Avenue South Nashville, TN 37215	Send Tax Bills To: SAME	Map-Parcel Number: 117-02-0-190 7DA 22005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS P. KANADAY, JR., heir-at-law of T. P. Kanaday and Mildred McPherson Kanaday, both deceased**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CARY SCOTT PIPER**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 of Block 3 on the Plan of W. B. Davidson's Hillsboro Highlands, as of record in Book 843, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 80 feet on the westerly side of 22nd Avenue South and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to T. P. Kanaday and wife, Mildred McPherson Kanaday by deed from Claiborne Williams and wife, Evelyn W. Williams, of record in Book 1559, page 93, Register's Office for Davidson County, Tennessee; the said T. P. Kanaday and wife, Mildred McPherson Kanaday having both deceased, T. P. Kanaday predeceasing Mildred McPherson

Kanaday and Thomas P. Kanaday, Jr., being the only heir-at-law of both T. P. Kanaday and Mildred McPherson Kanaday.

Subject property is not the usual place of residence of the Grantor or his spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 843, page 23, Register's Office for said County.

This is improved property known as 2817 22nd Avenue South, Nashville, TN 37215.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of April, 2002.

Thomas P Kanaday, Jr.
Thomas P. Kanaday, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS P. KANADAY, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of April, 2002.

Notary Public

My Commission Expires: 10/25/02