114526-8

BOOK 5681 PAGE 459

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Michael A Kuzina Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 19 80.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys (NAME) 1208 Fidelity Federal Building Nashville, Tn. 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Andrew Kuzina Jr. (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	119-13-318 J.B.
3001 Simmons Ave (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	06DA 32762
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Leslie G. Adkison and wife, Maudie H. Adkison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Andrew Kuzina Jr., and wife, Beverly Kay Kuzina

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:

LAND in Davidson County, Tennessee, being Lot No. 9 of Block "B" on the Map of Woodbine Court, Part I, of record in Book 1130, page 39, Register's Office for said County.

BEGINNING at a point with the westerly margin of Simmons Avenue at the common corner of Lots Nos. 8 and 9 being an iron pin; thence with the line between said lots westerly 150 feet to an iron pin; thence north 2 deg. 22 min. east 110 feet to a concrete monument in the south margin of East Timmons Avenue; thence with the margin of said Avenue, South 86 deg. 57 min. east 101.1 feet to a concrete monument at the beginning of a curve; thence around said curve in a southeasterly direction having a radius of 50 feet a distance of 77.4 feet to a concrete monument in the westerly margin of Simmons Avenue; thence with the margin of said Avenue, South 2 deg. 22 min. West 61.1 feet to the point of beginning.

BEING the same property conveyed to Leslie G. Adkison and wife, Maudie H. Adkison, by deed from The Federal Housing Commissioner, of record in Book 3678, page 435, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 1163, page 441, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 3001 Simmons Avenue (House Number) (Street) Nashville, Tennessee 37211 (P. O. Address) (City or Town) (Postal Zip)

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 18th day of November, 19 80

Maudie H. Adkison

Leslie G. Adkison

Leslie G. Adkison

Maudie H. Adkison

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie G. Adkison and wife, Maudie H. Adkison

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of November, 19 80

Commission expires 4/22/84

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Leslie G. Adkison and wife,

Maudie H. Adkison

TO

Michael Andrew Kuzina Jr., and

wife, Beverly Kay Kuzina

G 18651

IDENTIF. REFERENCE

Nov 21 2 55 PM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5681 PAGE 461

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			42500.00- CO	
			110.50 CO TX	
			.50 PRFE	
			6.00 MDED	
			CHECK 117.00-	
6024A		11/21/80	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1-8651

IDENTIF. REFERENCE T

Nov 21 2 55 PM

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 793431