FORM NO. WB-1

Box 24

BOOK 6482 PAGE 470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$135,000.00 Kieran Kane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January 19 85

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kieran F. & Joan Kane (NAME)	Same (NAME)	Map 104-13
3607 Bellwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 232
Nashville, TN 37205 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	7DA-02570

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, Richard Czerwinski and wife, Marjorie Fisher Czerwinski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kieran F. Kane and wife, Joan Kane

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:

BEING Lot No. 1 on the Plan of Bellwood Subdivision, of record in Book 5200, page 407, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Richard Czerwinski and wife, Deborah K. Czerwinski by deed from Stephen O. Hewlett and LeRoy Norton, Jr. d/b/a S. & L. Associates, a partnership, of record in Book 5892, page 284, Register's Office for Davidson County, Tennessee. Said parties having since been divorced and property is vested in Richard Czerwinski by Quitclaim Deed from Charles F. Frazier, Trustee, of record in Book 6134, page 770, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 18, page 551 and such easements and setback lines of record in Book 5200, page 107, said Register's Office

Taxes for 1984 have been pro-rated and paid

Marjorie Fisher Czerwinski joins in the execution of this instrument to convey whatever marital rights she may have.

Restrictive Covenant of record in Minute Book 18, page 553, Chancery Court for Davidson County, Tennessee, stating that purchasers of the property shall not destroy, alter, modify or change the present structure in any manner that would decrease or diminish its present value.

CHECK This is unimproved ( ) improved (xx) property, known as 3607 Bellwood Avenue Nashville, TN 37205
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

04 28 '85 7 57 50

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 25th day of January 19 85

Richard Czerwinski

Marjorie Fisher Czerwinski

6990

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 Richard Czerwinski

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of January 19 85

Commission expires 4/21/85

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
Richard Czerwinski

TO
Kieran F. Kane and wife,
Joan Kane

IDENTIF. REFERENCE

JAN 28 1 39 PM '85
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

1.7.9.5.9

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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 Marjorie Fisher Czerwinski, the bargainor, with whom I am personally acquainted, and sho acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of January 1985.

My commission expires: July 17, 1988

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6482 PAGE 472

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

135000.00- CAMT.
351.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 357.50-
6990A01/28/85 BAL .00

I 7 9 5 9 1

IDENTIF. REFERENCE

JAN 28 1 PM '85

FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 104519