THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Bela Fleck 4402 Dakota Avenue Nashville, TN. 37209	AmSouth Mortgage Company, Inc. P. O. Box 847 Birmingham, Alabama 35201	MAP 91-16 PARCEL 134 25W-990

BOOK 6710 PAGE 197

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, M. Carol Mihalik, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Bela Fleck, unmarried hereinafter called the Grantee, Grantee's 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. 303, Block 15 on the Plan of Charlotte Park, 1st Addition of record in Book 57, page 103, said Register's Office.

SAID Lot No. 303 fronts 50 feet on the north side of Dakota Avenue, formerly 4th Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to M. Carol Mihalik, unmarried, by deed from James K. Thompson and wife, Claudia M. Thompson of record in Book 5811, page 684, Register's Office for Davidson County, Tennessee.

53342 IDENTIFICATION REFERENCE

Nov 15 11 18 AM '85

FELIX Z. WILKINS II REGISTER DAVIDSON COUNTY, TN

This instrument is being executed on behalf of M. Carol Mihalik by Millie A. Lee as her Attorney in Fact pursuant to a Power of Attorney which is being recorded immediately prior to this instrument.

This is (un)improved property, known as 4402 Dakota Avenue, Nashville, TN. 37209.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 14th day of November, 1985.

M. Carol Mihalik

M. Carol Mihalik
BY: Millie A. Lee, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 66,000.00.

Béla Fleck
Affiant

Subscribed and sworn to before me, this the 14th day of November, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

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 Millie A. Lee with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrume on behalf of M. Carol Mihalik as her Attorney in Fact as the free act and deed of the within named M. Carol Mihalik.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of November, 1985.

Christy Wilkins Ivey
Notary Public

My Commission expires:

11-1-87

WARRANTY DEED

M. Carol Mihalik, unmarried
from

to:
Bela Fleck, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 24347

STATE OF Tennessee

COUNTY OF Davidson

BOOK 6710 PAGE 199

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Millie A. Lee

Affiant Millie A. Lee

Sworn to and subscribed before me this 14th day of November, 1985.

Notary Public

My Commission Expires: 11-1-87

OFFICIAL RECEIPT

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

BOOK 6710 PAGE 200

RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

6600.00- CNTT
171.60 COTAX
.50 PRFEE
9.00 WDEED
CHECK 181.10-
711BA11/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5334 2

IDENTIFICATION REFERENCE

Nov 15 11 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192316