VIII-G-28 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

WARRANTY DEED

BOOK 7030 PAGE 761

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par. No.
AUSTIN ENTERPRISES, INC.	SAME	6DA-23920,
117 Lyle Lane		23915,23910
Nashville TN 37210		Map No. 118-4,
		Parcel Nos. 154,
		153 and 152

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, ANTOINETTE CONTOS, an unmarried person, hereinafter referred to as the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto AUSTIN ENTERPRISES, INC., a Tennessee corporation, its successors, representatives and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 10, 11 and 12 on the Plan of Rosedale Subdivision, as shown of record in Book 547, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the easterly side of Winford Avenue and runs back 261.9 feet on the south line and 259 feet on the north line to a dead line in the rear which measures 49.75 feet.

Said Lot No. 11 fronts 50 feet on the easterly side of Winford Avenue and runs back 259 feet on the south line and 256.1 feet on the north line to a dead line in the rear on which it measures 49.75 feet.

Said Lot No. 12 fronts 50 feet on the easterly side of Winford Avenue and runs back 256.1 feet on the south line and 253.2 feet on the north line, with the southerly margin of Rose Avenue, to a dead line in the rear on which it measures 49.75 feet thereon.

Being the same property conveyed to Christ Contos, Trustee, by Deed from Bringhurst-Reid Company, Inc., as shown of record in Book 647, page 95, Register's Office for Davidson County, Tennessee. The said Christ Contos died 6 March 1943 in Chicago, Illinois. At that time, he was survived by his wife, Antonia Contos, and four (4) children, namely: Spyridoula Contos, now Pappas; Louis Contos; Ida Contos, now Kaperonis; and Charles Contos. The said Charles Contos died 14 January 1945, without surviving spouse or issue. The said Antonia Contos died intestate on 30 November 1957, in Chicago, Illinois. The said Louis Contos died testate

59973

IDENTIFICATION REFERENCE

Nov 4 2 46 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

FEE $

on 4 June 1976, in Chicago, Illinois, with his surviving spouse, Patsy Gouletas Contos, as his legatee and devisee. The said Patsy Gouletas Contos died testate on 4 May 1984, in Chicago, Illinois, leaving Antoinette Contos as her residual legatee and devisee.

Being the same property conveyed to Antoinette Contos by Quitclaim Deed from Ida Contos Kaperonis, as shown of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Spyridoula Contos Pappas, as shown of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Winford Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its assigns and successors in interest, forever; and Grantor does covenant with the said Grantee that she 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 she does further covenant and bind herself/her heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, its assigns and successors, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of October 1986.

X Antoinette Contos
ANTOINETTE CONTOS

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STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, ALAN L. TOBECKSEN, a Notary Public of the State and County aforesaid, the within named ANTOINETTE CONTOS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at CHICAGO, ILLINOIS this 20th day of OCTOBER 1986.

Alan L. Tobecksen Notary Public

My commission expires 11-17-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 18,000.00

Affiant

Subscribed and sworn to before me this 31st day of October 1986.

Notary Public

My commission expires: 17 July 1988

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7030 PAGE 764

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

1800.00- CASH
50.40 CSTAX
.50 PRFE
9.00 MTG TX
CHECK 59.90-
22808A1 11/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59973

IDENTIFICATION REFERENCE

Nov 4 2 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08358