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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Mark Michael Michanowicz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF November, 1986

Notary Public

MY COMMISSION EXPIRES: 4-16-88

(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
Mark Michael Michanowicz (NAME)	Covenant Mortgage Corporation (NAME)	MAP 107-14
919 Kirby Drive (STREET ADDRESS OR ROUTE NUMBER)	101 Winners Circle, Suite 212 (STREET ADDRESS)	PAR. 21
Nashville, TN. 37217 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN. 37027 (CITY) (STATE) (ZIP)	02DA 57055

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, Ruth Waller Freeman, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Michael Michanowicz, unmarried

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 80 and the westerly 15 feet of Lot No. 81 on the Plan of Miro Meadows of record in Book 1424, Pages 94 & 95, Register's Office, Davidson County, Tennessee, and further described according to a survey by John Kohl dated October 16, 1986 as follows:

SAID lot and part of lot adjoin and front together 65 feet on the northerly side of Kent Place; thence around a radius of 31.4 feet at the intersection of Kent Place and Kirby Drive; thence fronts 180 feet on Kirby Drive; thence 80 feet; thence 200 feet on return to Kent Place.

BEING the same property conveyed to Ruth Waller Freeman by deed from Charles T. Freeman, Jr. and wife, Betty Freeman of record in Book 3821, Page 877, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility easement and building setback line of record in Book 1424, Pages 94 & 95, said Register's Office.

This conveyance is subject to any and all existing easements of record.

6 2 9 8 8

IDENTIFICATION REFERENCE

NOV 13 12 11 PM '86

LOIS Z. WILSON REGISTER DAVIDSON COUNTY, TN

Unimproved (X) This is improved ( ) property, known as 919 Kirby Drive, Nashville, TN. 37217
(House Number) (Street) (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 my hand this 7th day of November, 19 86

Ruth Waller Freeman
Ruth Waller Freeman

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 Ruth Waller Freeman, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of November 1986

Commission expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) as such and (they), 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
Ruth Waller Freeman

TO
Mark Michael Michanowicz

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

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

RECEIVED OF _____

FOR _____

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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

400[illegible].00- CAMT.
112.00 CSTAX
.50 PRFE[illegible]
6.00 WDE[illegible]D
CHECK 118.50-
56[illegible]A1[illegible]/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62988

IDENTIFI REFERENCE

Nov 13 12 11 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 11634