Prepared by: David King, P.O. Box 1368, Madison, TN 37116

BOOK 7533 PAGE 435

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel P. Niznik (NAME)	same (NAME)	72-04-316
1421 McAlpine Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND no/100----------$10.00---------- Dollars, cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption of a mortgage as evidenced in Installment Deed of record in Book 5436, page 343, Register's Office for Davidson County, Tennessee, which states that it secures the payment of one note in the original principal sum of $51,700.00, payable to Agnes Poole (now Agnes Poole Perry).

CONNIE SUE DAVENPORT AND HUSBAND, MELVIN JEROME DAVENPORT

have this day bargained and sold, and do hereby transfer and convey unto the said DANIEL P. NIZNIK

2673 05/03 01:01 03CHECK 194.38

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 22 in Block "C" on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for said County.

Said Lot No. 22 fronts 100 feet on the easterly side of McAlpine Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Connie Sue Davenport and husband, Melvin Jerome Davenport by installment deed from Agnes Poole, unmarried of record in Book 5436, page 343, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 971, page 579, and Book 2699, page 159, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 67,056.91

Affiant

Subscribed and sworn to before me this the 2 day of MAY 19 88

Notary Public

My commission expires: 6-29-89 (Affix Seal)

This is improved real property, known as 1421 McAlpine Ave., Nashville, TN 37215 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except current year taxes, mortgage in Bk. 5436,pg. 343, and matters of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 2 day of MAY, 19 88 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Connie Sue Davenport
CONNIE SUE DAVENPORT

Melvin Jerome Davenport
MELVIN JEROME DAVENPORT

BOOK 7533 PAGE 436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Connie Sue Davenport and Melvin Jerome Davenport

*the within named bargainor*S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 2 *day of* ~~April~~ May, *19* 88

Notary Public

Commission expires 6-29-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ Notary Public

Commission expires _____

RECEIVED
MAY 3 3 03 PM '88
PHILIP C. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

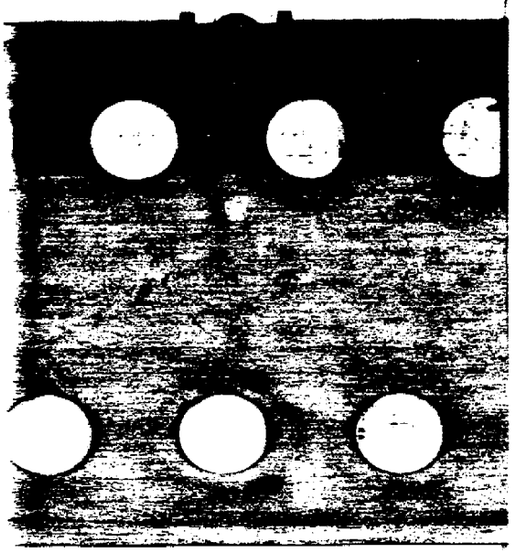
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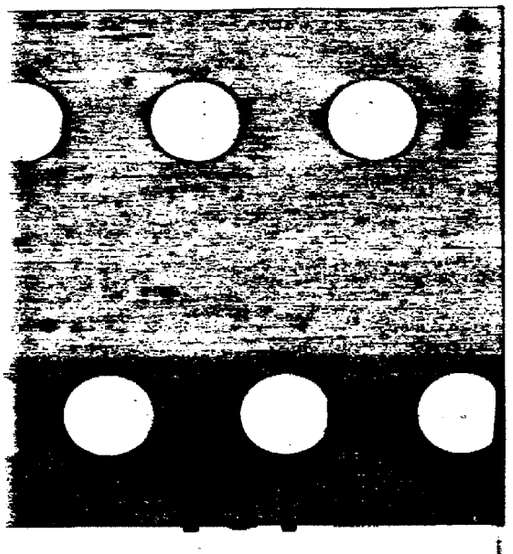
WARRANTY DEED

FROM

TO

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7533 PAGE 437

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	67056.91
CON TX	187.88
PRFEE	0.50
WDEED	6.00
TOTAL	194.38
CHECK	194.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2673

2674.8

IDENTIFICATION REFERENCE

MAR 3 3 03 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 86955