This Instrument Prepared Without Title Search,
From Information Provided By the Grantee, By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
G. L. WAYNICK
506 Woodland Court
Mt. Juliet, TN 37122

SEND TAX BILLS:
New Owner

MORTGAGEE:
None

MAP AND PARCEL:
Map 81-12
Group
Parcel 141

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **JOY R. KARR and husband, MAURICE KARR**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **G. L. WAYNICK**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

0177 06/01 0101 03CHECK 13.10

Being the westerly 37 1/2 feet of the easterly 75 feet of Lot No. 267 and the westerly 37 1/2 feet of the easterly 75 feet of the southerly 40 feet of Lot No. 268 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the "Town of McGavock" as of record in Book 21, page 23, Register's Office for said County.

Said parts of Lots Nos. 267 and 268 fronts 37 1/2 feet on the northerly side of Scott Street, also known as Garfield Avenue and runs back between parallel lines, parallel with and 37 1/2 feet west of the westerly margin of 10th Avenue North, formerly Polk Street, 90 feet to an alley.

Being the same property conveyed to Joy R. Karr by deed from John Franklin Barnes and wife, Elsie Myrtle Barnes dated October 11, 1958, as of record in Book 2809, page 409, Register's Office for Davidson County, Tennessee. The said Joy R. Karr is married to Maurice Karr, who joins in this conveyance.

This is um improved property known as: 1004 Garfield Street, Nashville, Tennessee _____.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal.

Real property taxes for 1988 have been settled between the parties and will be paid by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said G. L. WAYNICK, his heirs and assigns, forever; and we, JOY R. KARR and husband MAURICE KARR, do covenant with the said Grantee 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 Grantee, his heirs and assigns, 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 our hands this the 3 day of ~~January~~ MAY, 1988.

Joy R Karr
JOY R. KARR

Maurice Karr
MAURICE KARR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JOY R. KARR and husband MAURICE KARR, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3 day of ~~January~~ MAY, 1988.

Margaret M. Hazlett
NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires Sept. 11, 1990

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 2500.00.

Maurice Karr
AFFIANT

Subscribed and sworn to before me this 3rd day of ~~January~~ MAY, 1988.

Margaret M. Hazlett
NOTARY PUBLIC
My Commission Expires: My Commission Expires Sept. 11, 1990

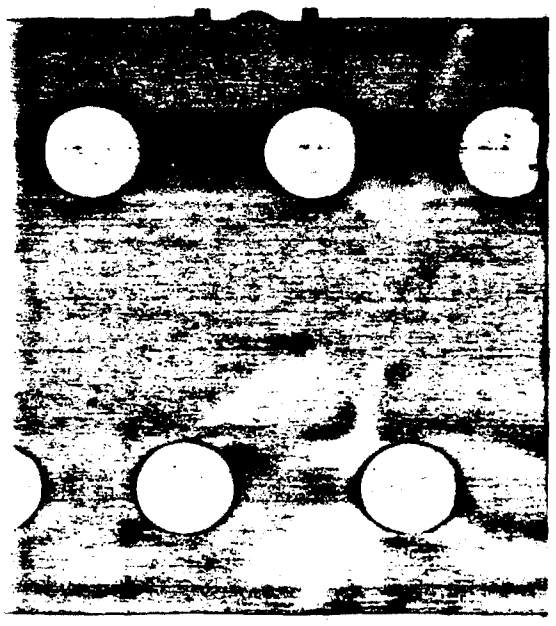
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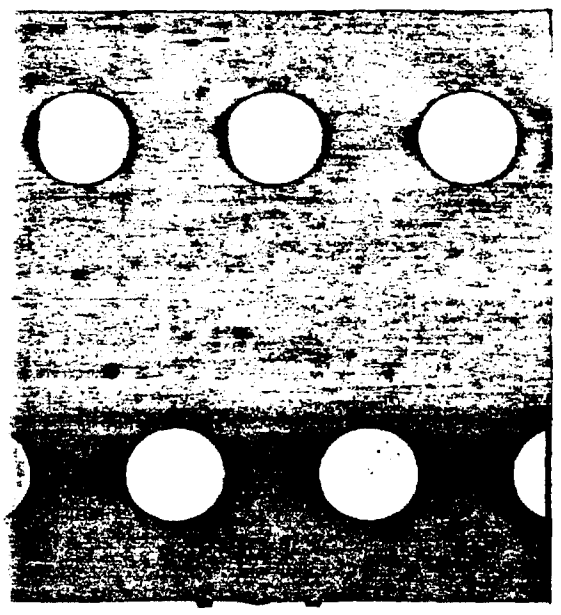
IDENTIFICATION REFERENCE

Jun 1 11 24 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7558 PAGE 674

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 2500.00
				CON TX 6.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 13.10
				CHECK 13.10

06/01/88 01 11:26 0001 0177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35485

IDENTIFI REFERENCE

JUN 1 11 24 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97086