BOOK 7813 PAGE 302

WARRANTY DEED 4128 04/10 0101 03CHECK 36.20

New Owners Address:	Send Tax Bills to:	Map Number:
W. Bernard Neidergeses	same	20W-22825
Tucker Road		71-15
Nashville, TN		430

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, by David J. Calvo and wife, Jamie Calvo, hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said W. Bernard Neidergeses, an unmarried person, hereinafter called the Grantee, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Crutcher's Subdivision of a part of the Lucy H. Lindsley property in East Nashville, as of record in Book 161, page 129, Register's Office for said County.

Said Lot No. 25 fronts 67 feet on the easterly side of Pennock Ave., and extends back with the northerly margin of Scott (now Richardson) Avenue and between parallel lines, 158.5 feet to an alley.

Being the same property conveyed by David J. Calvo, et ux. by deed of reference in Book 5341, page 198 R.O.D.C.

Said property is conveyed subject to such restrictive covenants of record.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to said 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.

We further covenant and bind ourselves, our heirs and reprsentatives, 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 person.

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.

This is improved property, known as 1201 Pennock Avenue, Nashville, TN.

Witness our hands this the 3 day of April, 1989 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David J. Calvo 1-1-89
David J. Calvo

Jamie Calvo 4-4-87
Jamie Calvo

This instrument prepared by:
BROWN, BROWN & WHITE
Charles F. Brown, Jr.
2917 Foster Creighton Drive
Nashville, TN 37204

APR 10 2 02 PM '89

23543

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value whichever is greater, for this transfer is $9,000.00.

W. Bernard Neidergeses

W. Bernard Neidergeses Affiant

Subscribed and sworn to before me this the 4 day of April, 1989.

Charles F Brown

NOTARY

My Commission Expires:

3/11/90

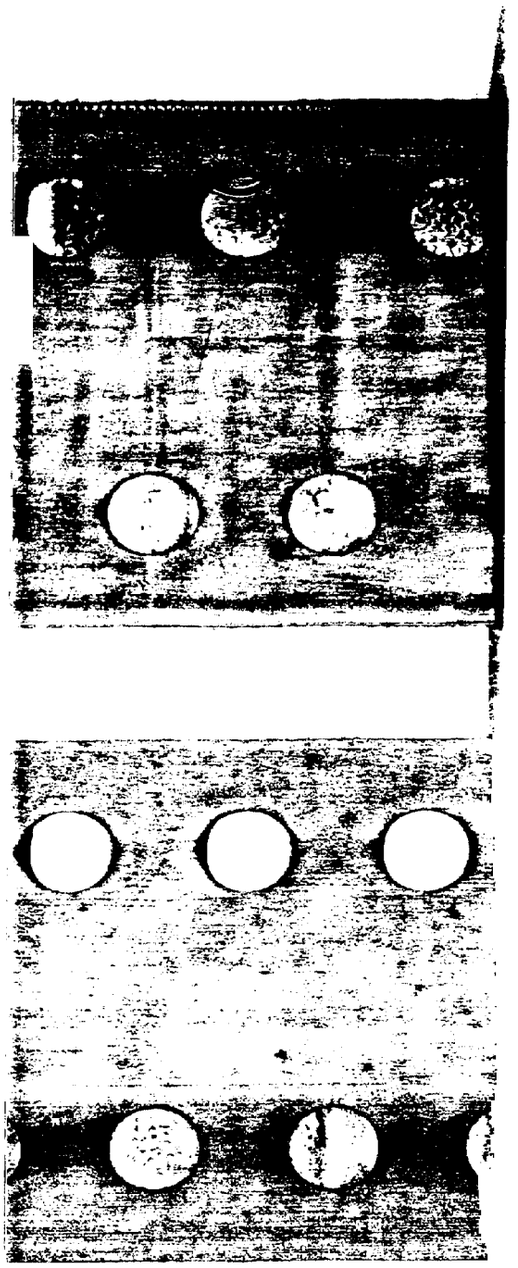
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles F. Brown, Jr., a Notary Public in and for said County and State, the within named David J. Calvo and Jamie Calvo the bargainors, with whom I am personally acquanited, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4 day of April 1989.

Commission expires 3/11/90

Charles F Brown

NOTARY PUBLIC



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

RECEIVED OF _____

FOR _____

BOOK 7813 PAGE 304

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	9000.00
CON TX	29.70
PRFEE	0.50
WDEED	6.00
TOTAL	36.20
CHECK	36.20

04/10/89 01 14:03 0001 4128

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23545

APR 10 2 02 PM '89

No. 198536