THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7990 PAGE 912

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GAIL KOPCSAK	SAME	MAP 118-01
(NAME)	(NAME)	
1000 Montrose Avenue		PARCEL 199
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of FORTY EIGHT THOUSAND AND 00/100---------- ---------- *Dollars,*

D J Enterprises, a Tennessee partnership composed of Dahlia L. Woods and Joel Solomon

have this day bargained and sold, and do hereby transfer and convey unto the said GAIL KOPCSAK and KEVIN WALKER, both single

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

BEING Lot No. 107 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 107 fronts 77.3 feet on the northerly side of Montrose Avenue, formerly Bethel Street, and runs back 160.0 feet on the westerly line and 160.2 feet on the easterly line with the westerly margin of 10th Avenue, South, formerly Pomeroy Avenue, to an alley and measures 70.2 feet thereon.

BEING the same property conveyed to D J Enterprises, a Tennessee partnership, by deed from Frances J. Cartwright, Thelma J. Hasting, George T. Jackson, Jr. and Ester Mai McClendon, of record in Book 7716, page 993, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 48,000.00

Subscribed and sworn to before me this the 22nd *day of* November 19 89

My commission expires March 11, 1990 *(Affix Seal)*

Affiant

Notary Public

NOTARY PUBLIC AT LARGE

This is improved ( ) unimproved (X) property, known as 1000 Montrose Avenue, Nashville, Tennessee 37204
(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

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 22nd *day of* November *19* 89 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

D J ENTERPRISES, a Tennessee partnership composed of Dahlia L. Woods and Joel Solomon

by: Dahlia L. Woods

by: Joel Solomon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me MITCHELL A. WATTS, *a Notary Public in and for said County and State* DAHLIA L. WOODS and JOEL SOLOMON, the sole partners of D J ENTERPRISES, a Tennessee partnership

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 Nashville, *Tennessee, this* 22nd *day of* November *19* 89

Notary Public

Commission expires 3/11/90

NOTARY PUBLIC
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 _____

WARRANTY DEED

FROM

D J Enterprises, a Tennessee partnership

TO

GAIL KOPCSAK and KEVIN WALKER, both single

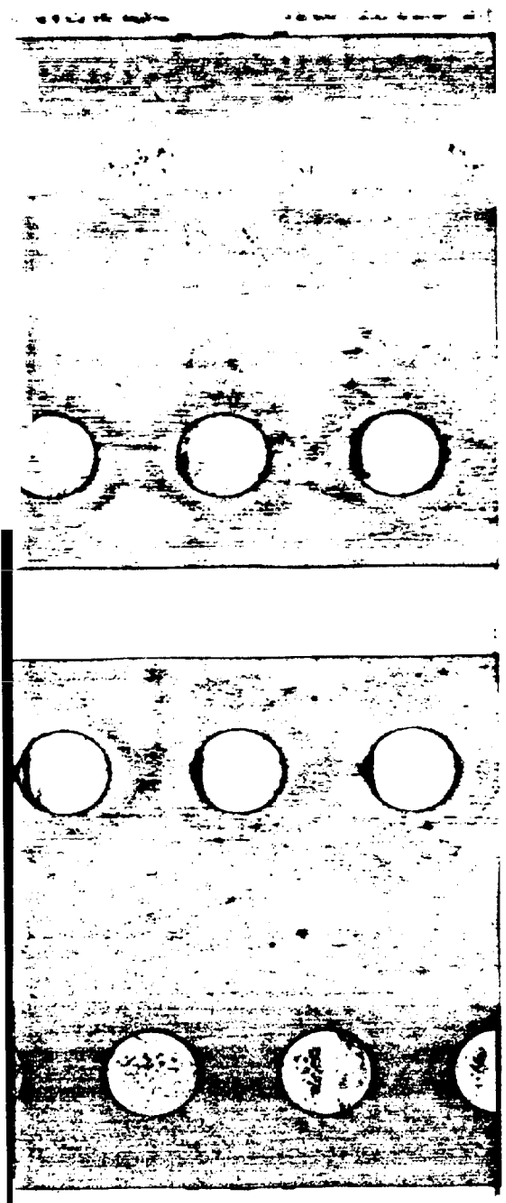
8 4 4 4 3

IDENTIF. REFERENCE

7241 11/27 0101 03CHECK 165.40

Nov 27 11 25 AM '89

FELIX ... DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7990 PAGE 914

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 48000.00
CON TX 158.40
PRFEE 1.00
MDEED 6.00
TOTAL 165.40
CHECK 165.40

11/27/89 01 11:25 0001 7241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84443

IDENTIF. REFERENCE

NOV 27 11 25 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 270038