PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road,
P.O. Box 150157
Nashville, Tennessee 37215-0157
Dav. Co. File: Box 8:
W & I Ref. (pb) (Title No: 30035)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 67500.00

James J. Mrotek
Affiant

Sworn and subscribed before me this 6th day of March, 1990.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
James J. Mrotek
1103 Clifton Lane
Nashville, TN 37215

MORTGAGEE:
Same

MAP-PARCEL NUMBERS
117-12-042
16DA 06075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. L. Raney and spouse Zella Raney,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James J. Mrotek and spouse, Karen Mrotek,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 29 on the plan of Hawthorne Subdivision, of record in Book 1424, page 22, Register's Office for said County.

Said Lot No. 29 fronts 70 feet on the southerly margin of Clifton Avenue and extends back 169.5 feet on the easterly line and 172 feet on the westerly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Mavis R. Williams by deed from Hilde June Temple of record in Book 4407, page 954, said Register's Office. Mavis R. Williams has since died and by will of record in Will Book 170, page 94, Office of Probate for Davidson County, Tennessee, said property was devised to J. L. Raney.

0890U

IDENTIF. REFERENCE

Mar 7 1 40 PM '90

DAVIDSON COUNTY

0216 03/07 0101 03CHECK 229.75

This is improved property, known as: 1405 Clifton Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of March, 1990.

J. L. Raney
J. L. Raney

Zella Raney
Zella Raney

State of Tennessee
County of Davidson

On this 6th day of March, 1990, before me the undersigned authority, personally appeared J. L. Raney and Zella Raney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

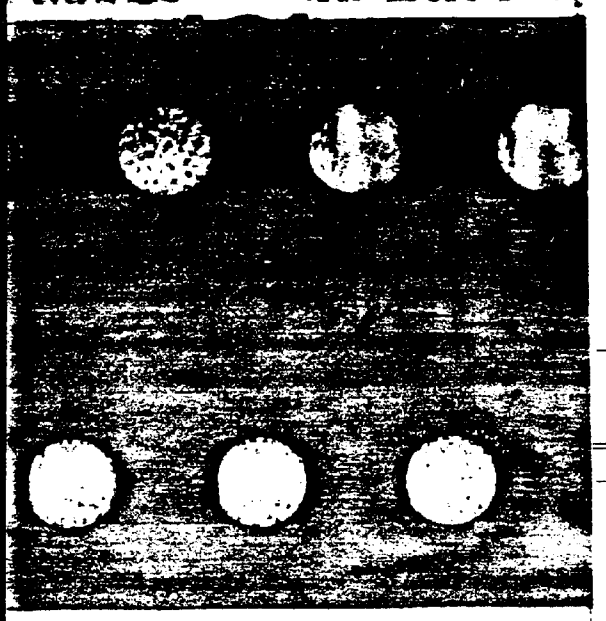
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

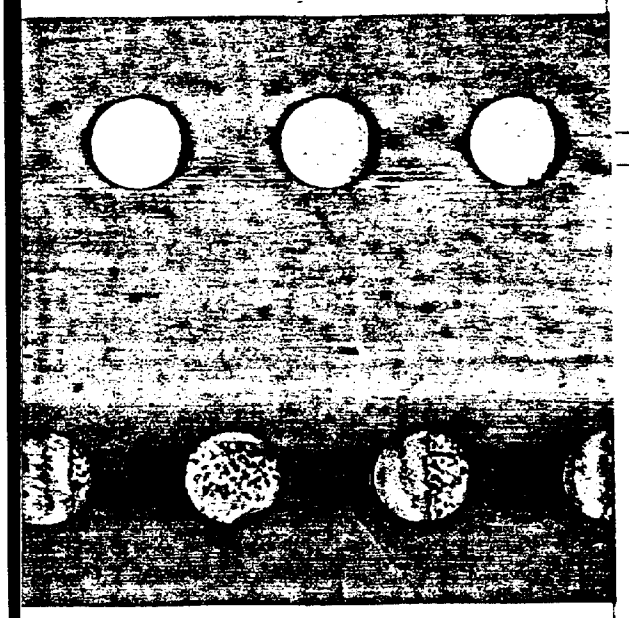
My Commission Expires: 9/26/92

Notary Public

W&I:1289

[redacted] [redacted]





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

RECEIVED OF _____

FOR _____

BOOK 8059 PAGE 698

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	67500.00
			CON TX	222.75
			PRFEE	1.00
			WDEED	6.00
			TOTAL	229.75
			CHECK	229.75

03/07/90 01 13:38 0001 0216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08900

IDENTIF. REFERENCE

MAR 7 1 40 PM '90

DAVIDSON COUNTY TN.

No. 298713