7 & 59

PREPARED BY: FRANK S. KING, JR.
King & Ballow
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219-0373
(615) 259-3456

WARRANTY DEED

BOOK 8078 PAGE 265

Address New Owner As Follows:

M/M JOHN N. KAWINZI
1408 Lischey Avenue
Nashville, TN 37207

Send Tax Bills To:

Same

Map & Parcel No.:

081-12-0 082.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAMES R. MILLER, unmarried, has this day bargained and sold, and does hereby transfer and convey unto JOHN N. KAWINZI and wife, STEPHANIE H. KAWINZI, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 375 in McGavock, Wetmore and Others First Addition to Nashville, called the 'Town of McGavock', a plan of which is of record in Book 21, page 23, Register's Office for said County, described as follows:
>
> Beginning on the easterly margin of 11th Avenue North, formerly Fillmore Street 50 feet northerly from the northwest corner of Lot No. 376; thence with the easterly margin of said Avenue northerly 60 feet; thence easterly parallel with the north line of Lot No. 376 to the westerly margin of an alley; thence southerly with said alley 60 feet, more or less, to a point 50 feet northerly from the northeast corner of Lot 376; thence westerly to the beginning.
>
> BEING the same property conveyed to JAMES R. MILLER, by deed from DORA T. MCCLELLAN, a widow, of record in Book 6837, page 451, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year.

15336

IDENTIF. REFERENCE

Apr 2 2 01 PM '96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $17,956.62.

John K. Fanning
AFFIANT

Subscribed and sworn to before me this 30th day of March, 1990.

My Commission Expires:

My Commission Expires 9-11-90

Sherry Nicholson
NOTARY PUBLIC

This is improved property known as 1622 11th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever. I covenant that I am 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 as noted of record.

I further covenant and bind myself, my 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 my hand this 30th day of March, 1990.

JAMES R. MILLER
Unmarried

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sherry Nicholson, a Notary Public in and for the State and County aforesaid, personally appeared the within named JAMES R. MILLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 30th day of March, 1990.

My Commission Expires:

My Commission Expires 9-11-90

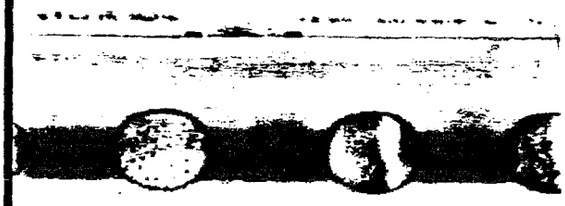
Sherry Nicholson
NOTARY PUBLIC

7059 04/02 0101 03CHECK

66.40

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

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



RECEIVED OF _____

FOR _____

BOOK 8078 PAGE 267

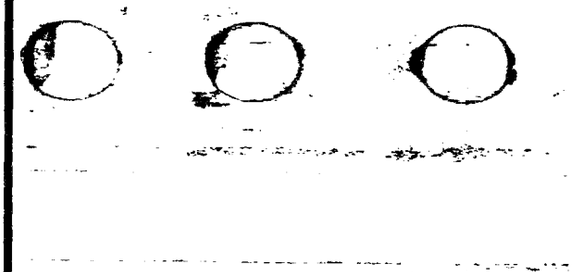
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 17956.02
CON TX 59.40
PRFEE 1.00
WDEED 6.00
TOTAL 66.40
CHECK 66.40

04/02/90 01 14:01 0001 7059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK









I 5336

IDENTIF. REFERENCE

APR 2 2 01 PM '90

DAVIDSON COUNTY

No. 306223