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This instrument prepared from information furnished by parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,999.97

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 1990.

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES | MAP-PARCEL NUMBERS |
| Charles G. & Kiira L. Kafka (NAME) | National Mortgage Company (NAME) | Map 84-10 |
| 2208 Weona Drive (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | Par. 14 |
| Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP) | Memphis, TN 38118 (CITY) (STATE) (ZIP) | 3DZ-45028 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. Rebecca J. Minick and husband Thomas H. Polonsky

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Guy Kafka and wife, Kiira L. Kafka

HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 63 on the Plan of Maplecrest Subdivision, of record in Book 1835, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Rebecca J. Minick and husband, Thomas H. Polonsky by deed from Ginger N. Helton, of record in Book 7074, page 601, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by National Mortgage Company of record in Book 7074, page 604, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee.

2 U 4 9 4

IDENTIF. REFERENCE

APR 20 1 35 PM '90

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in said Register's Office, and such easements and setback lines of record in Book 1835, page 28, said Register's Office.

This unimproved XX property, known as 2208 Weona Drive (House Number) (Street) Nashville, TN 37214 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 18th day of April, 19 90

Rebecca J. Minick

Rebecca J. Minick

Thomas H. Polonsky

STATE OF NORTH CAROLINA
Buncombe COUNTY

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Personally appeared before me, Rebecca J. Minick AND Thomas H. Polonsky
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that T he Y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 18th day of April 19 90.

My Commission Expires July 28, 1991

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE
_____ COUNTY

Personally appeared before me, _____
(Name of officer) (Official capacity of officer)

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, and who further acknowledged that __ he__ is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

## WARRANTY DEED

FROM

Rebecca J. Minick and husband

Thomas H. Polonsky

TO

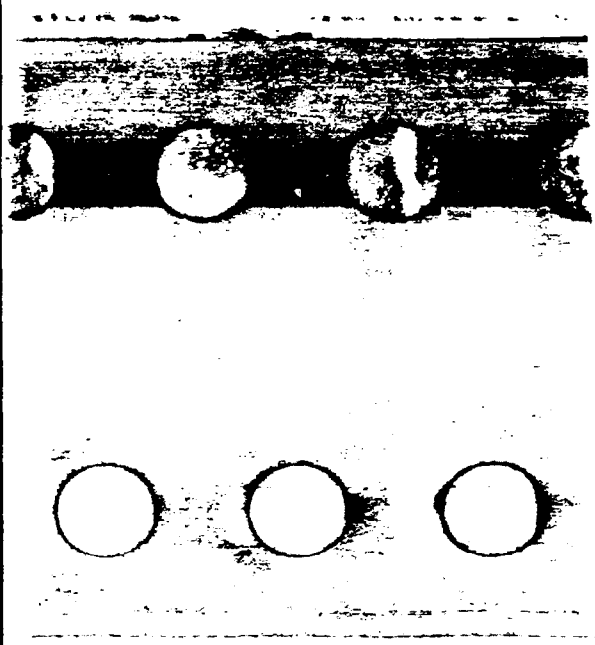
Charles Guy Kafka and wife,

Kiira L. Kafka

This form compliments of:

**title escrow, inc.**

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679



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

RECEIVED OF _____

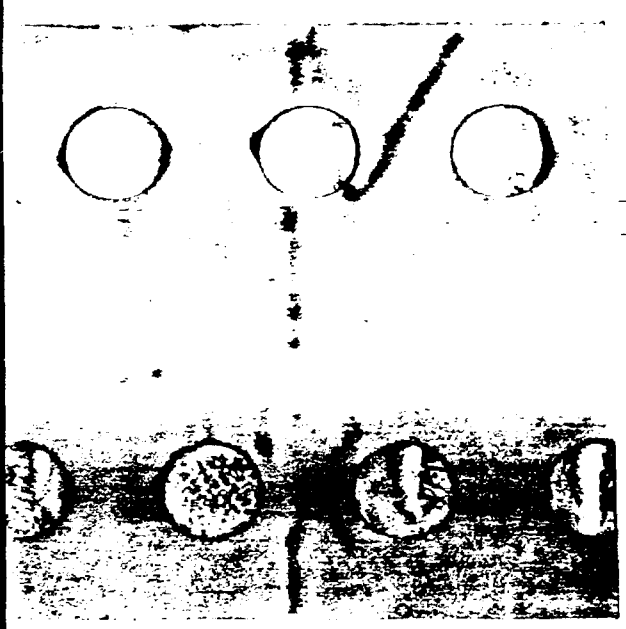
FOR _____

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| | | |
|---|---|---|
| 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 | 61999.97 |
| | | | CON TX | 204.60 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 211.60 |
| | | | CHECK | 211.60 |
| 04/20/90 | 01 | 13:34 | 0001 | 313e |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



2U494

IDENTIF. TREFERENCE

APR 20 1 35 PM '90

DAVIDSON COUNTY

No. 31222