FORM NO WD 1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Margaret L. Kinzer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 90

Margaret B. England
Notary Public

My Commission Expires November 27, 1993

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, 211 Third Ave. N., Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Joe E. Kinzer, Jr. (NAME)	SAME (NAME)	53-08-0 108.0
9119 Oden Ct. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	53-08-0 109.0
Brentwood, TN 37027 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, I, Margaret L. Kinzer, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe E. Kinzer, Jr. and Carolyn K. Biggers

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:

LOT NO. 6: BEING Lot No. 6, Bock 21, Dabbs and Elliott Subdivision, as per plan of said Subdivision, recorded in Book 547, Page 127, Register's Office for Davidson County, Tennessee.
Said Lot No. 6 fronts 50 feet on the westerly side of 28th Street and runs back between parallel lines a distance of 144 feet to a 10-foot alley in the rear.

BEING part of the same property conveyed by deed from Life & Casualty Insurance Company of Tennessee to Joe E. Kinzer, et ux, Margaret L. Kinzer dated October 10, 1939 and recorded in Book 794, Page 177, Register's Office for Davidson County, Tennessee.

LOT NO. 7: BEING Lot No. 7, Block 21, Dabbs and Elliott Subdivision, as per plan of said Subdivision, recorded n Book 547, Page 127, Register's Office for Davidson County, Tennessee.
Said Lot No. 7 fronts 50 feet on the Westerly side of 28th Street and runs back between parallel lines 144 feet to a 10-foot alley in the rear.

BEING part of the same property conveyed by deed from Life & Casualty Insurance Company of Tennessee to Joe E. Kinzer, et ux, Margaret L. Kinzer dated July 1, 1942, and recorded in Book 1257, Page 283, Register's Office for Davidson County, Tennessee.

The said Grantor, Margaret L. Kinzer, reserves unto herself a life estate in said above described property as long as she shall live, with the right to occupy and use property as her own during her lifetime.

unimproved ( ) property, known as 401 28th Street, Nashville, TN 37138
This is improved (X) (House Number) (Street) (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 my hand this 28th day of June, 19 90

Margaret L. Kinzer

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~Margaret L. Kinzer~~ B. Ragland, a Notary Public in and ~~for~~ County and State, the within named Margaret L Kinzer

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lakewood City Hall Old Hickory, Tennessee, this 2 Sept day of June, 1990

Commission Expires My Commission Expires November 27, 1993

Margaret B. Ragland
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Margaret L. Kinzer

TO
Joe E. Kinzer, Jr., et al

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244 2101

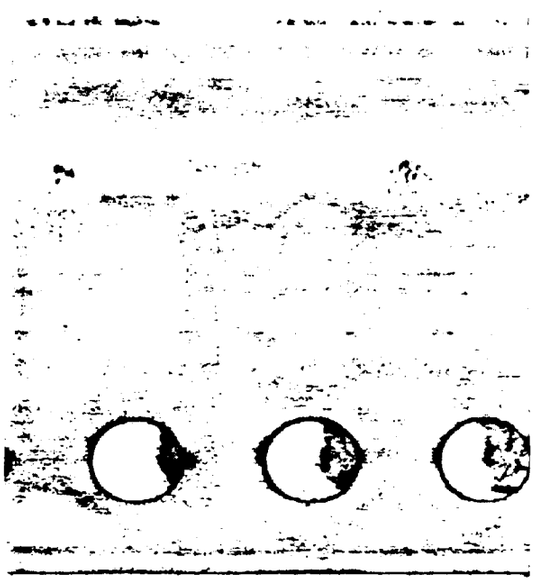
40195

IDENTIFICATION REFERENCE

JUL 10 9 26 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

8539 07/10 0101 03CHECK 139.00



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 40000.00
				CON TX 132.00
				PRFEE 1.00
				MDEED 6.00
				TOTAL 139.00
				CHECK 139.00
07/10/90	01			09:28 0001 8539

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40195

IDENTIFICATION REFERENCE

JUL 10 9 26 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 335405