Box 23

BOOK 8150 PAGE 663

File No: 8426-2

Address New Owner:	Send Tax Bills To:	Map/Parcel
K & T Properties	Same	Map 147-7
107 VALLEY TRAIL		Par 176
WHITES CREEK, TN 37189		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, WIRTLE LEE GOINS, a single person, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto K & T PROPERTIES, a Tennessee General Partnership, consisting of Michael S. Kaszyski and Gene Tidwell, General Partners, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of the Subdivision of Prichett Land at Providence which is of record in Plat Book 421, page 70, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wirtie Lee Goins, a widow, as Devisee under the Will of Roberta Holt Bagby in Will Book 169, page 21, Probate Clerk for Davidson County, Tennessee, and as shown on the Affidavit of Heirship recorded contemporaneously herewith.

THIS property is conveyed subject to the Plan of record in Plat Book 421, page 70, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations.

THIS is improved property known as 321 Alice Avenue, Nashville, Tennessee. This property and improvements are transferred in "AS IS" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said K & T PROPERTIES, a Tennessee General Partnership, consisting of Michael S. Kaszyski and Gene Tidwell, General Partners, its successrs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 on this 11 day of July, 1990.

Wirtie Lee Goins
WIRTLE LEE GOINS,
a single person

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 6250.00.

Michael S. Kanyuska
AFFIANT

Sworn to and subscribed before me this 10 day of JULY, 1990.

David Cole
NOTARY PUBLIC

DAVID COLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wirtle Lee Goins, a single person, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11 day of July, 1990.

David Cole
NOTARY PUBLIC

DAVID COLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5/22/93.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

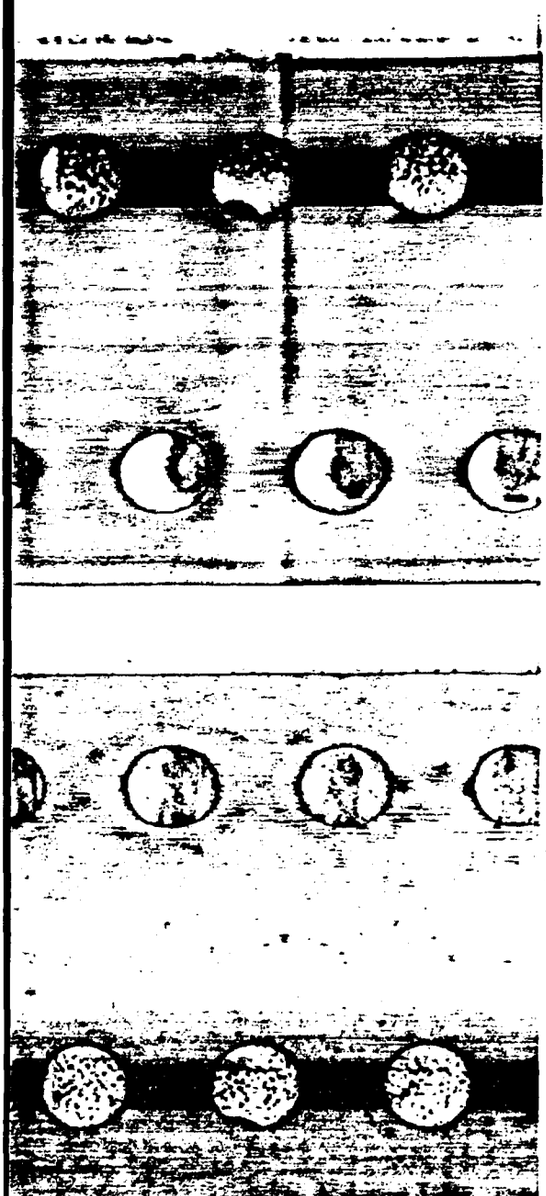
4074.

IDENTIFICATION REFERENCE

Jul 12 9 23 AM '90

FELIX Z. WILSON REGISTER DAVIDSON COUNTY

9185 07/12 0101 03CHECK 27.46



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

RECEIVED OF _____

FOR _____

BOOK 8150 PAGE 665

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	6250.00
CON TX	20.46
PRFEE	1.00
MDEED	6.00
TOTAL	27.46
CHECK	27.46

07/12/90 01 09:26 0001 9185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4074 I.

IDENTIFI REFERENCE

Jul 12 9 23 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 336041