THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00262088

WARRANTY DEED

BOX 35 BOOK 8179 PAGE 210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith A. Kearnes (NAME)	same (NAME)	MAP 104-16
1716 B Linden Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 161
Nashville, TN 37238 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- Dollars,

Cash in hand paid by Keith A. Kearnes and wife, Susan E. Kearnes and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Jack Prostko and Ruth L. Widmann, a/k/a R.L. Widman

have this day bargained and sold, and do hereby transfer and convey unto the said Keith A. Kearnes and wife, Susan E. Kearnes

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot "A" as shown on the Plan of the Zone Lot - Part of Lot No. 162, Belmont Heights, as of record in Book 6200, page 288, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack Prostko and R.L. Widmann, both unmarried, by deed from O.H. Mason and wife, Dorothy E. Mason, of record in Book 6637, page 922, as re-recorded in Book 6665, page 706, and in Book 7270, page 687, Register's Office of Davidson County, Tennessee.

The said R.L. Widmann and Ruth L. Widmann being one and the same person.

AUG 21 10 48 AM '90

1933 08/21 0101 03CHECK 294.10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 87,000.00

Subscribed and sworn to before me this the 20th day of August, 1990

Affiant: Keith A Kearnes

My commission expires: 1-17-1994 (Affix Seal)

Notary Public: Linda W. Jones

This is improved ( ) unimproved (X) property, known as 1716 B Linden Avenue, Nashville, TN 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our 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 our hands this 20th day of August, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jack Prostko

Jack Prostko

Ruth L. Widmann by Jack Prostko, attorney in fact

Ruth L. Widmann,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8179 PAGE 211

Personally appeared before me the undersigned authority, *a Notary Public in and for said County and State* Jack Prostko

*the within named bargainor*_____, *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, *Tennessee, this* 20th *day of* August, *19* 90

Notary Public

Commission expires 1-17-1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Jack Prostko to me known, (or satisfactorily proven) to be the person who executed the foregoing instrument in behalf of Ruth L. Widmann, and acknowledged that he executed the same as the free act and deed of the said Ruth L. Widmann.

WITNESS my hand and seal at Nashville, Tennessee, this the 20th day of August, 1990.

NOTARY PUBLIC

My commission expires:
1-17-1994

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8179 PAGE 212

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	87000.00
CON TX	287.10
PRFEE	1.00
WDEED	6.00
TOTAL	294.10
CHECK	294.10

08/21/90 01 10:51 0001 1933

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 U S 4

IDENTIFICATION

AUG 21 10 48 AM '90

No. 348345