Box 23

File No: 9465-1

BOOK 8204 PAGE 133

Address New Owner:	Send Tax Bills To:	Map/Parcel
K & T Properties	Same	Map 147-7
P.O. Box 747		Parcel 198
Goodlettsville, TN 37072		5DU-05256

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBBIE MAE DAVIS GUNN, 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 E. 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. 30 on the plan of Subdivision of Prichett Land at Providence, as shown on the plat of record in Plat Book 421, page 70, as resubdivided in Plat Book 4460, page 131, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Davis and Mary Harris from James (Jas) Kinnard, Trustee, by deed of in Book 519, page 369, Register's Office for Davidson County, Tennessee. The said Mary Harris predeceased Robert Davis, leaving him the subject property as her only heir-at-law; the said Robert Davis died February 3, 1955, leaving Robbie Mae Davis Gunn as his only heir-at-law; the wife of said Robert Harris, and mother of the said Robbie Mae Davis Gunn, died November 29, 1972; see the Affidavit of Heirship/Inheritance recorded contemporaneously herewith.

THIS PROPERTY is conveyed subject to the Plan of record in Plat Book 421, page 70, as resubdivided in Plat Book 4460, page 131, said Register's Office; and to all applicable local government planning, building and zoning regulations. This is unimproved property known as 312 Alice Avenue, Nashville, Tennessee.

Jacob Gunn, husband of Robbie Mae Davis Gunn, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest in the herein described property that may have accrued to him by virtue of his marriage to Robbie Mae Davis Gunn, and (ii) waiving, renouncing and quitclaiming to grantee any marital rights, elective share, exemption rights or other rights which he may have or which are provided for by law in the premises hereby conveyed.

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 E. Tidwell, General Partners, its successors 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 25th day of September, 1990.

Jacob Gunn
JACOB GUNN

Robbie Mae Davis Gunn
ROBBIE MAE DAVIS GUNN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $6,500.00.

Affiant

Sworn to and subscribed before me this 25 day of September, 1990.

NOTARY PUBLIC

My commission expires: 3-3-1992.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robbie Mae Davis Gunn, 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 Nashville Tennessee, this 25th day of September, 1990.

NOTARY PUBLIC

My commission expires: 3-3-1992.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob Gunn, the 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 25th day of September, 1990.

NOTARY PUBLIC

My commission expires: 3-3-1992.

Prepared By:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

6041 0 SEP 27 9 41 AM '90 577 09/27 0101 03CHECK 28.45

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8204 PAGE 135

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	6500.00
CON TX	21.45
PRFEE	1.00
ADEED	6.00
TOTAL	28.45
CHECK	28.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09 27 90 11 09743 0001 2577

6041.0

SEP 27 9 41 AM '90

No. 359176