26B

THIS INSTRUMENT PREPARED BY:

ROBERT J. NOTESTINE, III, ATTORNEY AT LAW
104 WOODMONT BLVD., SUITE 501
NASHVILLE, TENNESSEE 37205

NEW OWNER:

Robert Berwanger
609 Morrow Road
Nashville, Tennessee 37209

SEND TAX BILLS TO:

NEW OWNER

OCT 9 3 53 PM '91

IDENTIFICATION REFERENCE

5.3 2 1.3.

MAP: 91-11
PARCEL: 19

BOOK 8461 PAGE 81

1534 10/09 0101 03CHECK 155-37

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I/We, Lynne E. Baker and Joseph T. Jurczyk, wife and husband, the Grantor(s) have bargained and sold, and by these presents do hereby transfer and convey unto Robert Berwanger, the Grantee(s), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

> Land in Davidson County, Tennessee, being Lot No. 33 on the Revised Plan of Section One, Morrow Meadows, of record in Book 2083, page 105, Register's Office for said County.
>
> Said Lot No. 33 fronts 66.4 feet on the westerly side of Morrow Road and runs back 114.6 feet on the southerly line and 116.4 feet on the northerly line, which is a broken line, to a dead line in the rear line on which it meaures 40.72 feet.
>
> Being the same property conveyed to Lynne E. Baker and Joseph T. Jurczyk, wife and husband by Warranty Deed of record in Book 6239, Page 478, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing restrictions and easements of record.
>
> This is improved property commonly known as 609 Morrow Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee(s), Grantee's successors and assigns, forever.

AND Grantor(s) do covenant with the said Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple; have a

good right to convey it, and the same is unencumbered except as set forth hereinabove.

AND Grantor(s) do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the property to the said Grantee(s), its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) have caused this Deed to be executed this 8th day of October, 1991.

Lynne E. Baker

Joseph T. Jurczyk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 1991, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Lynne E. Baker and Joseph T. Jurczyk, wife and husband, , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: March 26, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 40100.00.

Affiant

Subscribed and sworn to before me this 8th day of October, 1991.

Notary Public

My Commission expires March 26, 1994

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

RECEIVED OF _____

FOR _____

BOOK 8461 PAGE 83

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	40100.00
CON TX	148.37
PRFEE	1.00
WDEED	6.00
TOTAL	155.37
CHECK	155.37

10/09/91 01 15:53 0001 1534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5321.3

IDENTIFICATION REFERENCE

OCT 9 3 51 PM '91

No. 466325