This instrument prepared by:
Arthur K. Lowen, Attorney
201 4th Avenue North, Suite 1100
Nashville, Tn 37219
615-244-7373

(Mail)

BOOK 8522 PAGE 1

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. DeMain etux	James H. DeMain etux	103-4
(NAME)	(NAME)	
4500 Colorado Avenue	(No mortgagee)	212
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Forty-three thousand and 00/100 ($43,000.00) *Dollars,*

Juliette H. Duzak

have this day bargained and sold, and do hereby transfer and convey unto the said James H. DeMain and wife, Jeanette A. DeMain *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 7 of Block No. 17 Sylvan Park Plan of West Nashville and described as follows: Beginning at the Northwest corner of Fourth Street, now 45th Avenue, North, and Ninth Avenue, now Colorado Avenue; and running thence Westwardly 60 feet along the Northerly margin of said Ninth Avenue; thence at right angles Northwardly 160 feet to the Southern margin of an alley; thence Eastwardly along the Southern margin of said alley, 60 feet to the West margin of Fourth Street; thence Southwardly along the West margin of Fourth Street 160 feet to the beginning point.

BEING the same property conveyed to Leo F. Duzak and wife, Juliette H. Duzak, by deed of record in Book 5171, Page 827, Register's Office for Davidson County, Tennessee; the interest of the said Leo F. Duzak having been conveyed to Juliette H. Duzak by Quitclaim Deed of record in Book 6968, Page 585, said Register's Office.

The above description is the same as set forth in the previous deed of record, no boundary survey having been made in connection with this conveyance.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,000.00

Subscribed and sworn to before me this the 3rd *day of* January *19* 92

Affiant

My commission expires: 9-25-93 (Affix Seal)

Notary Public

ARTHUR K. LOWEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 4500 Colorado Avenue, Nashville, Tn 37209 *(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 3rd *day of* January *19* 92*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leo F. Duzak joins in this conveyance for the purpose of relinquishing any rights he may have in the subject real estate by reason of his marriage to Juliette H. Duzak.

Juliette H. Duzak

Leo F. Duzak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Arthur N. Lowen, *a Notary Public in and for said County and State* Juliette H. Duzak and Leo F. Duzak

the within named bargainor s, *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.*

Witness my hand and official seal at Nashville, Davidson County, Tennessee, *this* 3rd *day of* January, *19* 92.

Notary Public

Commission expires 9-25-93

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 _____

4152 01/03 0101 03CHECK 166.10

FILED
JAN 3 4 12 PM '92
IDENTIFICATION REFERENCE
7.4326

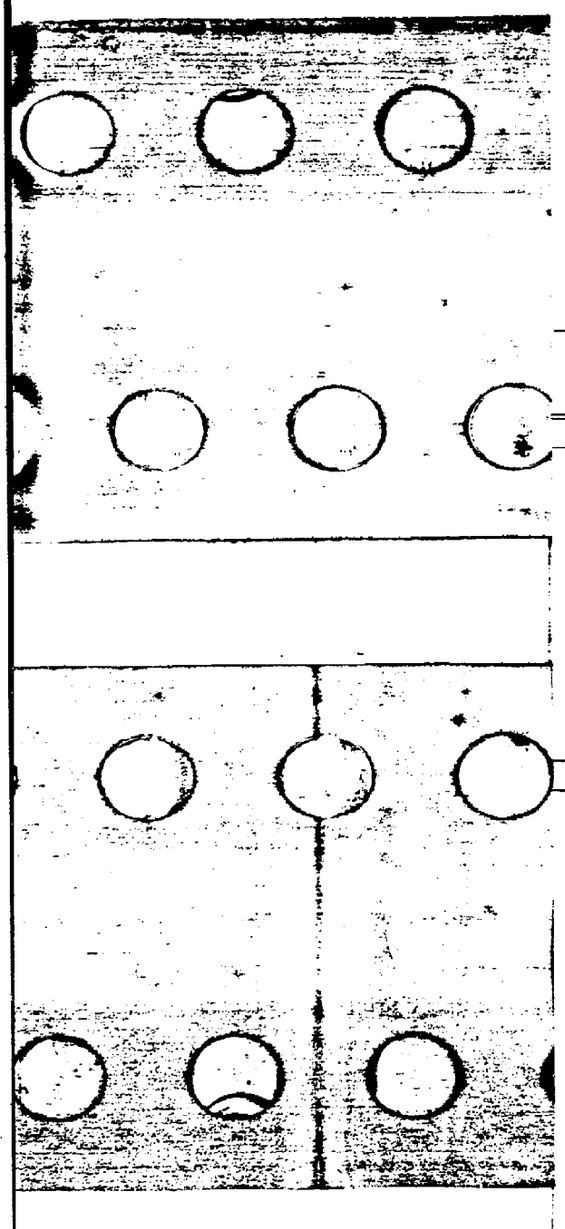
WARRANTY DEED

FROM
Juliette H. Duzak

TO
James H. DeMain etux
Jeanette A. DeMain

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 8522 PAGE 3

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 43000.00
				CON TX 159.10
				PRFEE 1.00
				WDEED 6.00
				TOTAL 166.10
				CHECK 166.10
			01/03/92 01	16:13 0001 4152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4326.

IDENTIFT REFERENCE

JAN 3 4 11 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 490596