This Instrument Prepared By:
Arthur K. Lowen, Attorney at Law
201 4th Avenue North, Suite 1100
Nashville, TN 37219

BOOK 8525 PAGE 488

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. David C. Allen	New Owners	Map 52-3
(NAME)	(NAME)	
1439 Campbell Road	(No Mortgagee)	Parcel 143
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Twenty-nine thousand and 00/100 ($29,000.00) *Dollars,*

Juliette H. Duzak

have this day bargained and sold, and do hereby transfer and convey unto the said David C. Allen and wife, Patricia Allen,

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

(See Exhibit "A")

5606 01/09 0101 03CHECK 117.30

7.55 71

TENNESSEE REAL ESTATE TRANSFER REFERENCE

JAN 9 1 18 PM '92

STATE OF TENNESSEE
COUNTY OF DAVIDSON } *The actual consideration or value whichever is greater, for this transfer is $* 29,000.00

Subscribed and sworn to before me this the 9th *day of* January *19* 92

My commission expires: 8-25-93 *(Affix Seal)*

Affiant Juliette H. Duzak

Notary Public

unimproved ( )
This is improved (X) property, known as 419/421 Kinsey Blvd., Madison, TN. 37115 *(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. , except as set forth herein.

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 9th *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 solely for the purpose of relinquishing any marital rights he may have in the real estate hereby conveyed.

Juliette H. Duzak

Leo F. Duzak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Arthur K. 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, *Tennessee, this* 9th *day of* January, *19* 92.

ARTHUR K. LOWEN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 _____

* The said Juliette H. Duzak further made oath and swore before me, according to law, that she is one and the same person as "Judy" Duzak, as a named Grantee in the previous warranty deed of record in Book 4263, Page 35, Register's Office of Davidson County, Tennessee.

WARRANTY DEED

FROM

TO

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

Land in Davidson County, Tennessee, being parts of Lots Nos. 54, 55, 82, and 83 on the unrecorded plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum land in the 11th Civil District of said County.

BEGINNING at an iron pin in the easterly margin of Kinsey Boulevard at the common corners of Lots No. 53 and 54; and thence in a northerly direction along the eastern margin of Kinsey Boulevard 61.5 feet to an iron pin; thence continuing in the same direction 32 feet more or less to a point in the easterly margin of Kinsey Boulevard; thence in a easterly direction to a point in the common lines of Lots No. 82 and 83, said point being 120 feet from an iron pin in the west side of Ward Highway; thence from said point in a southerly direction 50 feet to a point in the common line of Lots Nos. 83 and 84, said point being 120 feet from an iron pin in the westerly side of Ward Highway; thence from said point in a westerly direction along said line 30 feet to an iron pin; thence in a westerly direction along the southern line of Lot 54, 102.9 feet to the point of beginning.

Being the same property conveyed to parties shown as being named Leo F. Duzak and wife, Judy Duzak, by deed from James T. McLean and wife, Carole L. McLean, of record in Book 4263, Page 35, Register's Office of Davidson County, Tennessee; the said Leo F. Duzak conveyed his interest to Juliette H. Duzak by Quitclaim Deed of record in Book 6968, page 591, 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.

Juliette H. Duzak, being first duly sworn according to law, makes oath and states that she is one and the same person as "Judy" Duzak, as a named Grantee in the previous (Warranty) deed as aforesaid.

This conveyance is subject to a permanent easement and right-of-way for street purposes, in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 3912, Page 117, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to the rights of Melvin B. Williams pursuant to an unrecorded Rental Lease which will expire on April 29, 1992. Grantees acknowledge having received a copy of said Lease and agree to assume all of Grantor's rights and responsibilities thereunder.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 29000.00
CON TX 107.30
PRFEE 1.00
WDEED 9.00
TOTAL 117.30
CHECK 117.30
01/09/92 01 13:20 0001 5606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.55 7 I.

IDENTIFICATION REFERENCE

JAN 9 1 18 PM '92

No. 492028