WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Kalamity Jaynes Properties 2611 Highview Dr. Nashville, Tn. 37206-1006	Same	Map 71-12 Parcel 319

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $23,500.00.

David E. Coe
Affiant

Subscribed and sworn to before me this 24th day of September, 1992.

Notary Public

My Commission Expires: March 26, 1994

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, C. K. Hiranya Gowda and wife, Saraswathi Gowda, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Kalamity Jaynes Properties, Corp., hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Joywood Estates, Section 2, as of record in Book 5210, page 333, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description of said lot.

Being the same property conveyed to C. K. Hiranya Gowda by deed from Joy Floral Company of record in Book 5685, page 743, said Register's Office.

This plan is subject to the following:

1. The plan of record in Book 5210, page 333, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Jones Avenue and a 20 foot easement for public utility and drainage purposes along the westerly line of said lot.

2. Easement for sanitary sewers of record in Book 4130, page 29, said Register's Office.

This is improved property located at 1512A Jones Avenue in Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered with the exception of 1992 taxes which have been prorated and assumed by Grantee and the other matters heretofore set forth.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this 24 day of September, 1992.

C. K. Hiranya Gowda
& Wife Saraswathi Gowda

C. K. Hiranya Gowda and wife,
Saraswathi Gowda

By: Wade Horton
Wade Horton
Pursuant to a Special Power of Attorney of record in Book 8735, page 546, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of September, 1992, before me personally appeared Wade Horton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness our hand and seal, at office in Nashville, Davidson County, Tennessee, this 24th day of September, 1992.

Notary Public

My Commission Expires: March 26, 1994

48579

IDENTIFICATION REFERENCE

SEP 24 3 18 PM '92

PAUL A. WILSON, REGISTER
DAVIDSON COUNTY, TN

PICK-UP

9806 09/24 0101 03CHECK 95.95

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8737 PAGE 678

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	23500.00
CON TX	86.95
PRFEE	1.00
WDEED	8.00
TOTAL	95.95
CHECK	95.95

09/24/92 01 15:18 0001 9806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4857.9

IDENTIFT REFERENCE

SEP 24 3 18 PM '92

DAVIDSON COUNTY, TN

No. 573414