FORM NO. WD-1

BOOK 8853 PAGE 929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

E Dale Calvert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 19 93

Notary Public

MY COMMISSION EXPIRES 3-13-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ARTHUR K. LOWEN, ATTORNEY, 201 4TH AVE. NORTH, NASHVILLE, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Dale Calvert (NAME)	Juliette H. Duzak (NAME)	Map 34-13
4324 Brackenwood Drive (STREET ADDRESS OR ROUTE NUMBER)	536 River Rouge Drive (STREET ADDRESS)	Par. 74,77,111,
Old Hickory, Tn 37138 (CITY) (STATE) (P.O. ZIP)	Nashville, Tn 37209 (CITY) (STATE) (ZIP)	and 119

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Juliette H. Duzak, Warren Casamir Duzak and Pamela Lee Duzak

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. Dale Calvert (unmarried)

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE EXHIBIT "A" ATTACHED

Said property is conveyed subject to the restrictions set forth in Exhibit A, as well as 1993 taxes and the rights of tenants in possession.

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 or otherwise.

88102

IDENTIFICATION REFERENCE

FEB 2 8 36 AM '93

[illegible] Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

3172 02/02 0101 03CHECK 401.80

unimproved
This is improved property, known as See Exhibit "A"
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 1st day of February, 19 93

Leo F. Duzak

Juliette H. Duzak

Warren Casamir Duzak

Pamela Lee Duzak

BOOK 8853 PAGE 930

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Juliette H. Duzak, Warren Casamir Duzak, Pamela Lee Duzak and Leo H. Duzak

the bargainor, 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 1st day of February, 1993.

Commission Expires 3/22/96

_____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Juliette H. Duzak, et al

TO

E. Dale Calvert

TRACT I

Land in the 11th Civil District of Davidson County, Tennessee being Lot No. 39, Block "B", Eastlawn Subdivision, as of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 50 on the northwesterly side of Florence Avenue, and for a more complete description, reference is here made to the above plan of record in Book 547, Pages 153 and 154, Register's Office for said County.

Being the same property conveyed to Juliette H. Duzak by Deed of Record in Book 4192, Page 932, said Register's Office, and by Quitclaim Deed of record in Book 6968, Page 607, said Register's Office; and being part of the same property as to which partial, undivided interests were conveyed to Warren Casamir Duzak and Pamela Lee Duzak by Quitclaim Deeds of record in Book 8842, pages 327 and 330, respectively, said Register's Office.

This is improved property commonly known as 1401/1403 Florence Avenue, Madison, Tennessee 37115 (Map 34-13, Parcel 119).

The foregoing description is the same as in the previous, above-noted deeds of record, no boundary survey having been made in connection with this conveyance.

Tract II

Land in Davidson County, Tennessee, being Lot No. 18, Block "A", on the Map of Eastlawn Subdivision, as of record in Book 547, Pages 153 and 154, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the northerly said of Welworth Street and extends back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Juliette H. Duzak by Deed of record in Book 4088, Page 313, said Register's Office, and by Quitclaim Deed of record in book 6968, Page 613, said Register's Office, and part of the same property as to which partial, undivided interests were conveyed to Warren Casamir Duzak and Pamela Lee Duzak by Quitclaim Deeds of record in Book 8842, pages 327 and 330, respectively, said Register's Office.

This property is subject to Restrictions of record in Book 736, Page 665, said Register's Office.

This is improved property commonly known as 171/173 Welworth Street, Madison, Tennessee 37115 (Map 34-13, Parcel 77).

The foregoing description is the same as in the previous, above-noted deeds of record, no boundary survey having been made in connection with this conveyance.

Tract III

Land in Davidson County, Tennessee, being Lot No. 21, Block "B", on the map of Eastlawn Subdivision, of record in Book 547, Pages 153 and 154, Register's Office for Davidson County Tennessee.

Said Lot No. 21 fronts 50 feet on the southerly side of Welworth Street and extends back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Juliette H. Duzak by deed from L.L. Hulme, Jr. et ux, of record in Book 4088, page 313, said Register's Office, and by Quitclaim Deed from Leo H. Duzak, of record in Book 6968, Page 611; an undivided 9.62 percent interest was conveyed to Warren Casamir Duzak by Quitclaim Deed of record in Book 8842, Page 323; and an undivided 9.62 percent interest was conveyed to Pamela Lee Duzak by Quitclaim Deed of record in Book 8842, Page 325, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 168/170 Welworth Street, Madison, Tennessee 37115 (Map 34-13, Parcel 111).

The foregoing description is the same as in the previous, above-noted deeds of record, no boundary survey having been made in connection with this conveyance.

Tract IV

Land in Davidson County, Tennessee, being Lot No 21 of Block "A", Eastlawn Subdivision, as of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee.

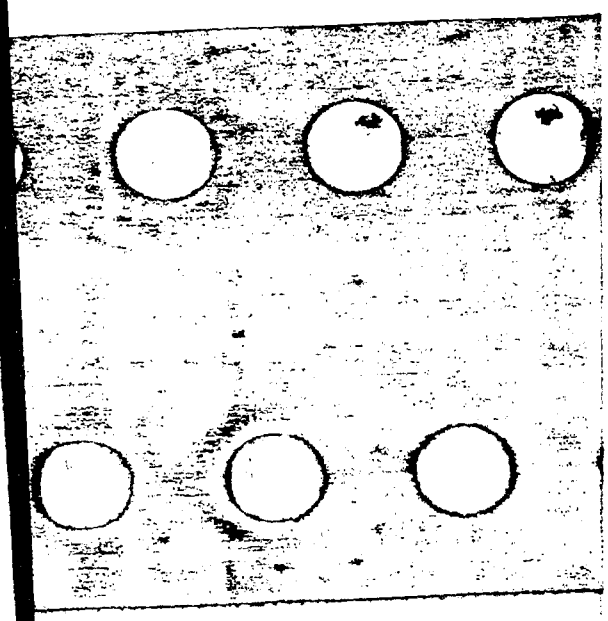
Said Lot No. 21 fronts 50 feet on the northerly side of Welworth Street and extends back between parallel lines 120 feet to a line in the rear measuring 50 feet thereon.

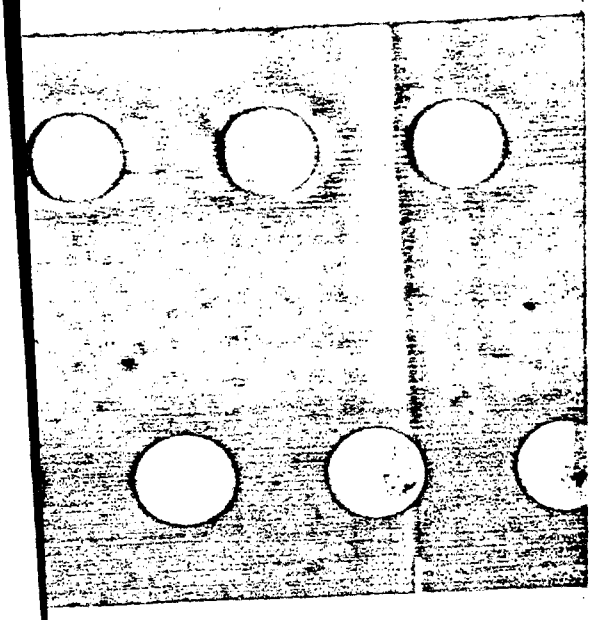
Being part of the same property conveyed to Juliette H. Duzak by Deed of record in Book 4092, Page 890, said Register's Office, and by Quitclaim Deed of record in Book 6968, Page 587, said Register's Office, and being part of the same property as to which partial, undivided interests were conveyed to Warren Casamir Duzak and Pamela Lee Duzak by Quitclaim Deeds of record in Book 8842, pages 327 and 330, respectively, said Register's Office.

This property is subject to Restrictions of record in Book 737, Page 531, said Register's Office.

This is improved property commonly known as 183/185 Welworth Street, Madison, Tennessee 37115 (Map 34-13, Parcel 74).

The foregoing description is the same as in the previous, above-noted deeds of record, no boundary survey having been made in connection with this conveyance.





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

RECEIVED OF _____

FOR _____

BOOK 8853 PAGE 933

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
104000.00
CON TX 384.80
PRFEE 1.00
WDEED 16.00
TOTAL 401.80
CHECK 401.80

02/02/93 01 08:35 0001 8172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 1 0 1 1

IDENTIFI REFERENCE

FEB 2 8 36 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 616709