THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00269754
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Edward Owen Stec	First American	Map 104-12
2006 19th Ave. S.	First An. Center	PARCEL 198
Nashville, TN 37212	Nashville, TN 37212	

FOR AND IN CONSIDERATION of the sum of TEN AND NO 100----------$10.00---------- Dollars.

Cash in hand paid by Edward Owen Stec, unmarried and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 9005 PAGE 461

Karen B. Duffy-Kromer, and husband Henry E. Kromer
~~Edward Owen Stec, unmarried~~

have this day bargained and sold, and do hereby transfer and convey unto the said

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

Land in Davidson County, Tennessee, being the southerly half of Lot No. 35 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, of record in Plat Book 332, page 117, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 35 fronts 50 feet on the easterly side of 19th Avenue South, and runs back between parallel lines 157.9 feet on the south line and 157.45 feet, more or less, on the north line, to an alley, and shows 50 feet on said alley.

Being the same property conveyed to Karen B. Duffy, an unmarried person, by deed from Judith H. Puryear, unmarried, of record in Book 6740, page 435, Register's Office for Davidson County, Tennessee; the said Karen B. Duffy now being known as Karen B. Duffy-Kromer.

Karen B. Duffy and Karen B. Duffy-Kromer being one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00

Subscribed and sworn to before me this the 30th day of June 1993

Affiant

My commission expires: 1-17-1993

(Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 2006 19th Avenue South, Nashville, TN 37212
(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 30th day of June 19 93 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Karen B. Duffy-Kromer

Henry E. Kromer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9005 PAGE 462

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Karen B. Duffy-Kroner, and husband Henry E. Kroner

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* 30th *day of* June *19*93

Notary Public

Commission expires 1-10-94

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 _____

0586 07/06 0101 CHECK 379.00

38035
IDENTIF. & REFERENCE

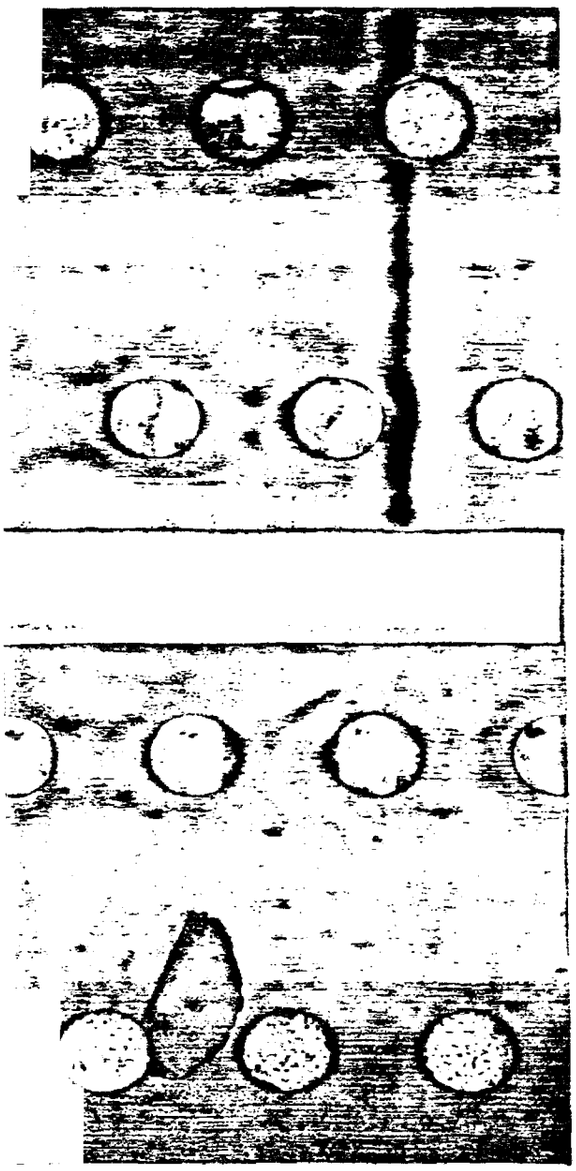
93 JUL -6 PM 3:56
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

TO

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 9005 PAGE 463

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	100000.00
CON TX	370.00
PRFEE	1.00
WDEED	8.00
TOTAL	379.00
CHECK	379.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38035
IDENTIF. & REFERENCE

93 JUL -6 PM 3:56

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

No. 671046