23

THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & CALDWELL
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: LETTIE S. GALLOWAY and
JEAN GALLOWAY REED ("GRANTORS")

TO: JOHN N. KAWINZI ("GRANTEE")

ADDRESS NEW OWNER:	**SEND TAX BILLS:**	**MAP & PARCEL NO.**
John N. Kawinzi	Lettie S. Galloway	
1800 Jefferson Street	1812 Morena Street	81-15-576
Nashville, TN 37208	Nashville, TN 37208	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LETTIE S. GALLOWAY**, unmarried, and **JEAN GALLOWAY-REED** have bargained and sold, and by these presents do transfer and convey unto **JOHN N. KAWINZI** ("GRANTEE"), his heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1994 real property taxes, which have been prorated between the parties and which shall be paid by GRANTEE before delinquent.

And GRANTORS do further covenant and bind themsleves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Joseph Reed, spouse of Jean Galloway-Reed, hereby joins in and executes this instrument for the purpose of transferring any and all marital right, title and interest he may have in and to the property, but not further or otherwise.

WITNESS our hands this 4 day of March, 1994.

Lettie S. Galloway
LETTIE S. GALLOWAY

Jean Galloway Reed
JEAN GALLOWAY-REED

Joseph Reed
JOSPEH REED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the within named, LETTIE S. GALLOWAY, unmarried, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of March, 1994.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 1-22-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the within named, JEAN GALLOWAY-REED and husband, JOSEPH REED, the within named bargainors, with whom I am personally acquainted, or who 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 4th day of March, 1994.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 1-22-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

John M Kawinzi
AFFIANT

Subscribed and sworn to before me, this 4th day of March, 1994.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 1-22-95



1800 Jefferson Street
Nashville, Tennessee 37208

TRACT III. Land in the City of Nashville, Davidson County, Tennessee being Lots Nos. 1 and 2 on the Plan of the Jane Gilliam Plan of Lots, of record in Plan 2, Page 9 of the Chancery Court at Nashville, and described according to a copy of a survey thereof made October 4, 1957, by Z. J. Wilinson, Surveyor, as follows:

Beginning at a cross cut in the sidewalk at the northwest intereseciton of 18th Avenue North and Jefferson Street, as now widened and located; thence along the west line of 18th Avenue North, northwardly 93.8 feet to an iron pin opposite a fence post; thence westwardly 143 feet to the east margin of a 12 foot alley southwardly 96.9 feet to an iron pin the north margin of Jefferson Street, as now widened and located; thence with the line of the same eastwardly 157.8 feet to the point of beginning.

Being the same property conveyed to Lettie S. Galloway and daughter, Jean Galloway-Reed, by Quitclaim Deed from Robert Greene, Trustee, of record in Book 8221, page 968, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED HEREFROM is property vested in the State of Tenenssee by decree in the Circuit Court of Davidson County, Tennessee, of record in Book 4176, Page 225, Register's Office for Davidson County, Tennessee.

Beginng at the northwest intersection of 18th Avenue and Jefferson Street, said point being the southeast corner of a tract of Land conveyed to Reproco, Inc., as of record in Book 3906, page 867, Register's Office for Davidson County, Tennessee, thence with the northerly margin of Jefferson Street and the southerly boundary of said Reproco, Inc., tract, South 79 degrees 32 minutes 33 seconds west 13.14 feet to a point; thence reversely with arc, curving to the left and having a radius of 9 feet, 15.36 feet to a point of tangency; thence north 18 degrees 16 minutes, 16 seconds West 83.58 feet to a point in the common line between lots 2 and 3, North 81 degrees 06 minutes 32 seconds East 3.03 feet to a point in the westerly margin of 18th Avenue; thence with the westerly margin of 18th Avenue and the easterly boundary of said Reproco, Inc. Tract, South 18 degrees 09 minutes 04 seconds east 93.8 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BY EXCLUDED HEREFROM is property vested in the Metropolitan Government of Nashville and Davidson County, Tennessee by decree of the 3rd Circuit Court in Davidosn County, Tennessee, of record in Book 5371, Page 590, Register's Office for Davidson County, Tennessee.

TRACT I: Beginning at a point on the existing northerly margin of Jefferson Street said point bears No. 80° 28' E. 4.50 feet from an iron pin marking the southwest corner of tract conveyed by Mid-Ten Oil Company to Reproco, Inc., by Warranty Deed dated June 29, 1965 and recorded in Book 3906, Page 867, being Parcel 576 as shown on Map 81-15 of the Metropolitan Nashville and Davidson County Property Maps; thence N. 80° 28' E with the existing northerly margin of Jefferson Street, 84.04 feet; thence N. 71° 33' W. 12.30 feet; thence S. 81° 53' W. 45.00 feet; thence S. 65° 56' W. 29.12 feet to the point of beginning and containing 408 square feet.

TRACT II: Beginning at a point on the existing northerly margin of Jefferson Street, said point being the beginning of the right of way return curve at 18th Avenue, also being the southwest corner of tract conveyed by Reproco, Inc., et al. to the State of Tennessee for widening 18th Avenue, dated July 24, 1967; thence with a curve to the left having a radius of 8.98 feet and a central angle of 98° 03, an arc distance of 15.36 feet to a point on the westerly margin of 18th Avenue; thence N. 17° 35' W. with said margin 2.16 feet; thence S. 36° 19' W. 17.77 feet to a point on the existing northerly margin of Jefferson Street; thence N. 80° 28' E. with said margin 4.16 feet to the point of beginning and containing 66 square feet.

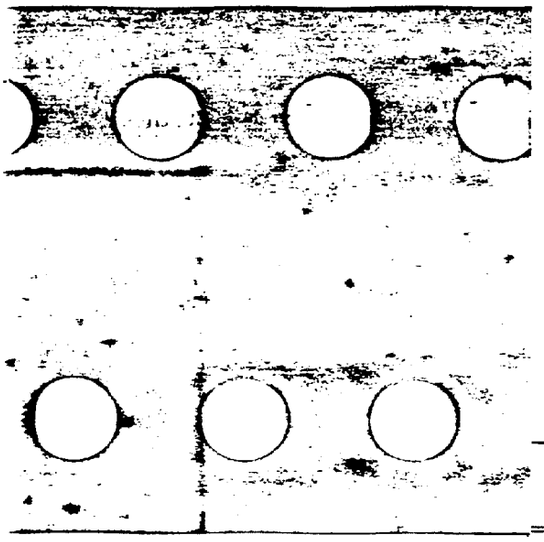
THE ABOVE DESCRIPTION IS IDENTICAL TO THAT CONTAINED IN THE PRIOR DEED OF RECORD ON THIS PROPERTY.

631.50

24254
IDENTIF. & REFERENCE

94 MAR -4 PM 2:40

REGISTER
DAVIDSON COUNTY TN.



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

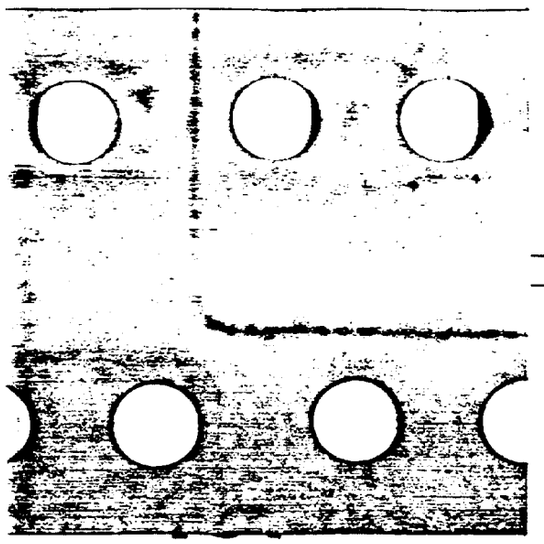
RECEIVED OF _____

FOR _____

BOOK 9269 PAGE 80

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



CAM*	
	165000.00
GEN TX	610.50
PRFEE	1.00
MISC	20.00
TOTAL	631.50
CHECK	631.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 7930

24254
IDENTIF. # REFERENCE

94 MAR -4 PM 2:40
REGISTER
DAVIDSON COUNTY, TN.

No. 763396