BOOK 9272 PAGE 897

94 MAR -9 AM 9:04

FRANKLIN COUNTY REGISTER

25548

IDENTIF. & REFERENCE

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
CUMBERLAND PROPERTIES P.O. Box 140062 Nashville, Tennessee 37214	SAME	94-14

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $101,000.00.

AFFIANT

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires April 1, 1997

Sworn to and subscribed before me this 28 day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 4-1-97

9359 03/09 0101 03CHECK 382.70

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, I, SHERRIE H. MINGESZ, unmarried, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto CUMBERLAND PROPERTIES, a Tennessee general partnership composed of Richard Keana and Barbara Jackson, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a tract of land in the 3rd, formerly the 15th, Civil District of said County, and being part of lot No. 3 on the Map of Lewis Jones' Lands, described according to a sruvey by Z.T. Wilkinson, Surveyor, January 22, 1944, as follows:

Beginning at a point in the Center line of Pumping Station Head, at the Southwest corner of the property conveyed to B.F. Kirby by deed of record in Book 1416, page 564, Register's Office for said County; thence along Kirby's westerly line, northerly 370 feet, more or less, to low-water mark of the Cumberland River; thence with the line of the same, down said river, southwesterly 450 feet, more or less, to the northeast corner of the property conveyed to N.A. Mitchener, Trustee, by deed in Book 627, page 551, said Register's Office; thence along Mitchener's east line, south 8 degrees 30 minutes east 160 feet, more or less, to the center line of Pumping station Road; thence with the center line of the same, easterly 440 feet, more or less, to the

point of beginning, including by excluding the westerly 25 feet of said tract, title to which is not herein conveyed but is expressly reserved to the sellers.

Being the same property conveyed to Michael J. Mingesz and wife, Sherrie H. Mingesz by deed from LaVerne Mingesz, an unmarried person, of record in Book 7199, page 678, and re-recorded in Book 7298, page 710, Register's Office for Davidson County, Tennessee. The said Michael J. Mingesz is now deceased, leaving property vested in Sherrie H. Mingesz as surviving tenant by the entirety.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

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

AND GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1994 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 94-14.
2. Metro Health Dept. Sewage Soil Absorption System letters of record in Book 5863, page 767, Book 6222, page 869, Book 6814, page 478, Register's Office for Davidson County, Tennessee.
3. Agreement of record in Book 7277, page 309, Register's Office for Davidson County, Tennessee.
4. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.
5. Title to that portion of the premises embraced within the high water mark of the Cumberland River.

AND GRANTOR DOES FURTHER covenant and bind herself, her 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.

This improved property is known as 1732 River Hills Drive, Nashville, Tennessee 37210.

WITNESS our hands this 28 day of February, 1994, in Franklin, Tennessee.

SHERRIE H. MINGESZ

STATE OF TENNESSEE
COUNTY OF Williamson

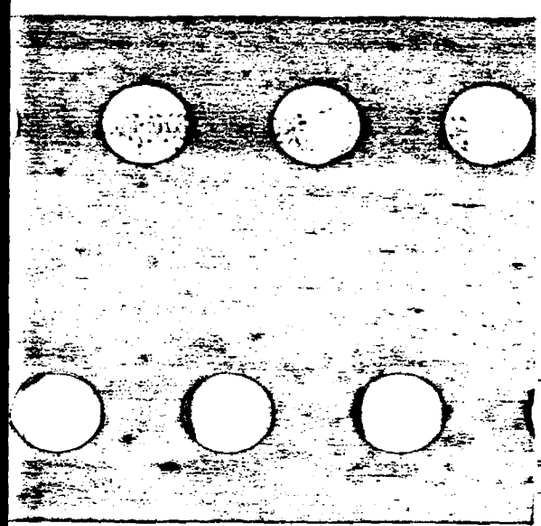
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with within named Sherrie H. Mingesz, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

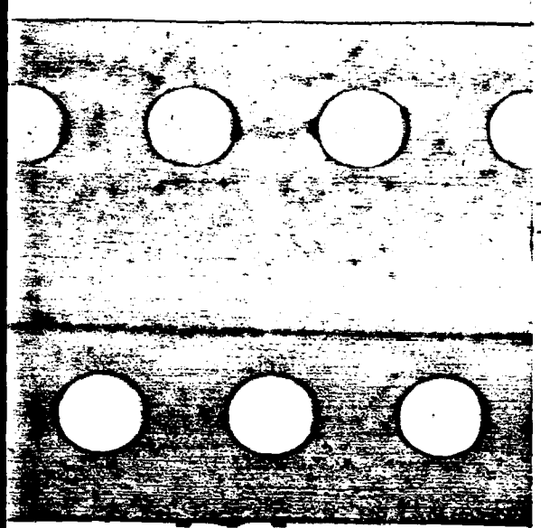
Witness my hand and official seal at Franklin, Tennessee, this 28 day of February, 1994.

Notary Public

BRENDA FRANKS HALEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires April 1, 1997

My commission expires: 4-1-97





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

RECEIVED OF _____

FOR _____

BOOK 9272 PAGE 899

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 101000.00
CON TX 373.70
PRFEE 1.00
MDEED 8.00
TOTAL 382.70
CHECK 382.70

03/09/94 01 09:04:0001 9359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25548
IDENTIF. # REFERENCE

94 MAR -9 AM 9:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 764759