FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,500.00

Katy Garvey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 19 94

Notary Public

MY COMMISSION EXPIRES: 7-7-97
(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
Katy Garvey (NAME)	New Owner (NAME)	Map 104-5
3702 Westbrook (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 213
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 Leo F. Duzak

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katy Garvey (an unmarried person)

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:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 489 on the Map of Richland Realty Company's Division C, of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 489 fronts 50 feet on the northerly side of Westbrook Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Leo Duzak and wife, Juliette H. Duzak, by deed from Robert S. White and wife, Barbara J. White, of record in Book 4653, page 665, Register's Office for Davidson County, Tennessee; the said Juliette H. Duzak having conveyed her interest in subject property to Leo F. Duzak, by Quitclaim Deed of Record in Book 6968, Page 595, said Register's Office. Leo Duzak being one and the same person as Leo F. Duzak.

The foregoing description is the same as the previous deed of record, no boundary survey having been performed in connection with this conveyance.

Juliette H. Duzak executes this document to relinquish any rights she may have in the subject property by reason of her status as wife of Leo F. Duzak, or otherwise.

unimproved / This is improved property, known as 3702 Westbrook (House Number) (Street) (P O Address) Nashville, TN 37205 (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 hand this 27th day of May, 19 94

Leo F. Duzak

Juliette H. Duzak

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Arthur K. Lowen, a Notary Public in and for said County and State, the within named Leo F. Duzak and Juliette H. Duzak

the bargainor 5, 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 26th day of May, 1994.

Notary Public

Commission Expires 7-7-97

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 _____

54887

IDENTIF. & REFERENCE

94 MAY 27 PM 12:07

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

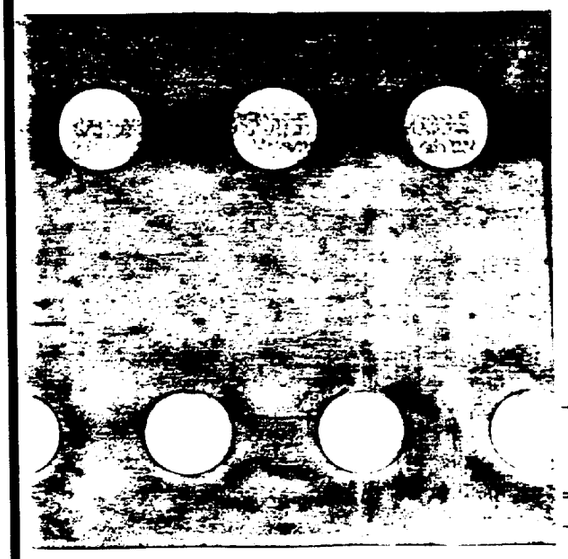
LEO F. DUZAK

TO

KATE GARVEY

1317 05/27 0101 03CHECK 247.65

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

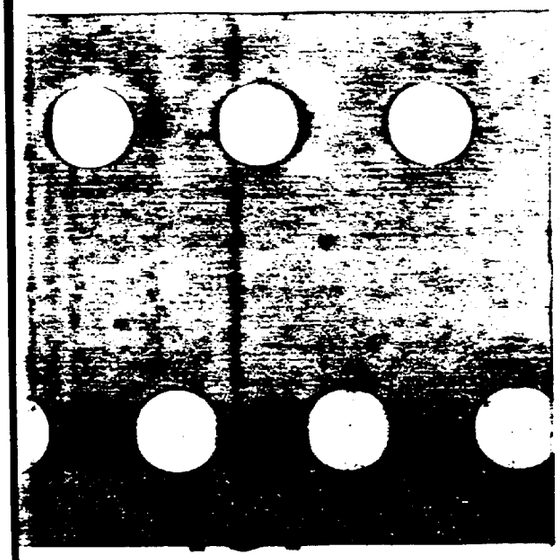
RECEIVED OF _____

FOR _____

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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 64500.00
CON TX 238.65
PRFEE 1.00
WDEED 8.00
TOTAL 247.65
CHECK 247.65

05/27/94 01 12:07 0001 1317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54887
IDENTIF. ← REFERENCE

94 MAY 27 PM 12:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 796287