PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35397)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 245,000.00

William E. Lewis, Jr.
Affiant

Sworn and subscribed before me on July 7th, 1994.

Wm. C. Caldwell
Notary Public

My Comm. Expires: 1/22/95

ADDRESS NEW OWNER:

William E. Lewis, Jr.
612 Cantrell Avenue
Nashville, Tennessee 37205

RESPONSIBLE FOR PAYMENT OF TAXES:

Same

MAP-PARCEL NUMBERS

117-1-146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Raymond A. Manuszak, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William E. Lewis, Jr. and James R. Groseclose as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 8 of Block D to the plan of W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for said County.

SAID Lot No. 8 of Block D fronts 100 feet on the easterly margin of Cantrell Avenue and extends back between parallel lines 221 1/4, with the northerly margin of Westmont Avenue, to an alley.

BEING the same property conveyed to Raymond A. Manuszak and wife, Frances E. Manuszak by deed from William T. Warren, III (unmarried) of record in Book 4697, page 618, Register's Office for Davidson County, Tennessee.Frances E. Manuszak has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

70155
IDENTIF. + REFERENCE

94 JUL 12 AM 10:30
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

:5961 07/12 0101 03CHECK 915.50

This is improved property, known as: 612 Cantrell Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on July 7th, 1994.

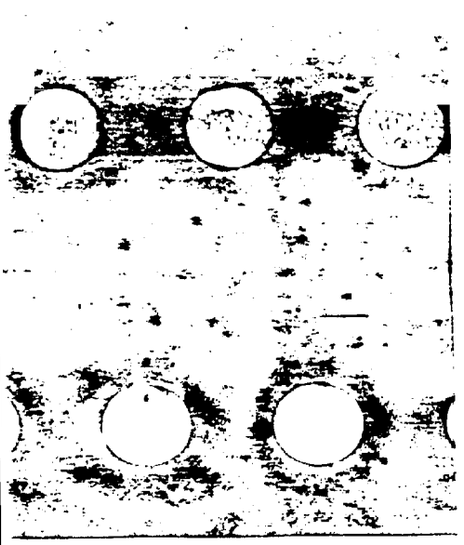
Raymond A. Manuszak
Raymond A. Manuszak

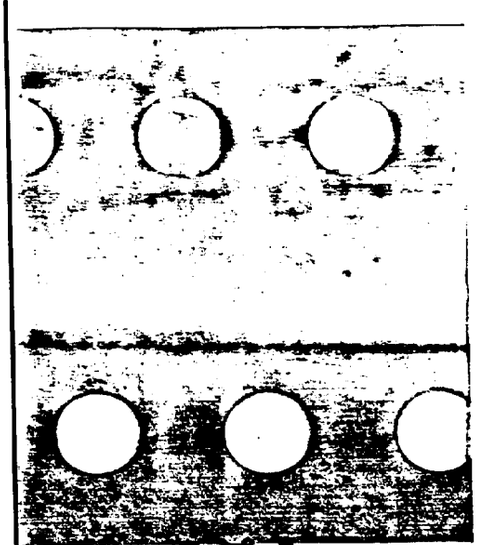
State of Tennessee
County of Davidson

On July 7th, 1994, before me the undersigned authority, personally appeared Raymond A. Manuszak, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Wm. C. Caldwell
Notary Public

My Commission Expires: 1/22/95





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

RECEIVED OF _____

FOR _____

BOOK 9404 PAGE 934

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
245000.00
CON TX 906.50
PRFEE 1.00
WDEED 8.00
TOTAL 915.50
CHECK 915.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/12/94 01 10-30 0001 5961

70155
IDENTIF. ↑ REFERENCE

94 JUL 12 AM 10:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 812577