This document prepared by:
Joseph B. Pitt, Jr., Atty.
First American Center
Nashville, TN 37237
Box 35 00273980

BOOK 9411 PAGE 240

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tracy J. Kajawa	Margaretten & Company, Inc.	MAP 83-09
(NAME)	(NAME)	
105 South 12th Street	P. O. Box 26388	PARCEL 173
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Richamond, Virginia 28260-6388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ---------- $10.00 ---------- Dollars,

Cash in hand paid by Tracy J. Kajawa, unmarried,
and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Tracy J. Kajawa, unmarried,
have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $ 64,000.00 secured by deed of trust of recond in Book 7219 page 679 Register's Office for Davidson County, Tennessee.
Michael G. Merritt and wife, Marcella Y. Merritt

have this day bargained and sold, and do hereby transfer and convey unto the said Tracy J. Kajawa, married

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

Land in Davidson County, Tennessee, being the South fifty-nine (59) feet of Lot No. 7 on the Map of East Edgefield, now East Nashville, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts fifty-nine (59) feet on the east side of South 12th Street and runs back between parallel lines, along the north margin of the first alley south of Woodland Street, fifty (50) feet to the west line of Lot No. 6.

Being the same property conveyed to Michael G. Merritt and wife, Marcella Y. Merritt, by deed from Jennifer Cristie Mayor, of record in Book 8802, page 527, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 79,169.18

Subscribed and sworn to before me this the 15th day of July 19 94

My commission expires: 03-23-97 (Affix Seal)

Affiant

Notary Public

This is improved (X) unimproved ( ) property, known as 105 South 12th Street, Nashville, TN 37206
(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 15th day of July, 19 94, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Michael G. Merritt

Marcella Y. Merritt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Michael G. Merritt and wife, Marcella Y. Merritt

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* 15th *day of* July, *19* 94

Notary Public

Commission expires 8-22-97

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 _____

72461

IDENTIFICATION REFERENCE

94 JUL 19 AM 10:42

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

WARRANTY DEED

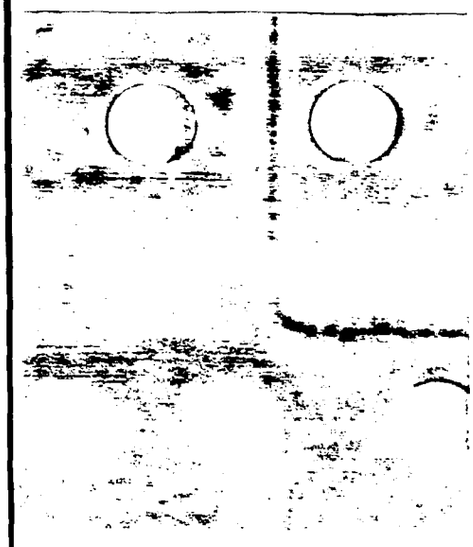
FROM

TO

9441 07/19 0101 03CHECK 287.24

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 9411 PAGE 242

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 75169.18
				CON TX 278.24
				PRFEE 1.00
				WDEED 8.00
				TOTAL 287.24
				CHECK 287.24
			07/19/94 01	10:41 0001 8441

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72461
IDENTIFICATION REFERENCE

94 JUL 19 AM 10:42
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 815029