BOOK 9446 PAGE 351

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 19 94

Notary Public

MY COMMISSION EXPIRES: 3-[illegible]-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
Shawn P. Monley etux	Leo F. Duzak	Map. 91-15
(NAME)	(NAME)	
4902 Elkins Ave.	536 River Rouge Drive	Parcel 272
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37209	Nashville, TN 37209	
(CITY) (STATE) (PO 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 Shawn P. Monley and wife, Vicki L. Monley

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 a part of a parcel of land in Charlotte Park Company's Subdivision, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Elkins, formerly 2nd Avenue, 50 feet west of the westerly margin of 49th Avenue north, thence Westerly with the northerly margin of Elkins Avenue, 50 feet to a point; thence Northerly and parallel with 49th Avenue North, 150 feet to the south side of an alley; thence Easterly with margin of said alley, 50 feet to a point; thence Southerly 150 feet to the point of beginning.

Being the same property conveyed to L. F. Duzak and wife, Juliette Duzak, by deed from William C. Gifford and Sue Gifford, of record in Book 4794, page 637, Register's Office for Davidson County, Tennessee; the said Juliette Duzak, also known as Juliette H. Duzak, having conveyed her interest in subject property to Leo F. Duzak, also known as L. F. Duzak, by Quitclaim Deed of record in Book 6968, Page 603, said Register's Office.

The above description is the same as the previous Deed of record, no boundary survey having been made in connection with this conveyance.

Juliette H. Duzak joins in this conveyance in order to relinquish any rights she may have in the subject property, by reason of her status as spouse of the Grantor, Leo F. Duzak, or otherwise.

This is unimproved / improved X property, known as 4902 Elkins Avenue (House Number / Street) Nashville, TN 37209 (P O Address / 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 s this 25th day of August, 1994

Leo F. Duzak

Juliette H. Duzak

BOOK 9446 PAGE 352

STATE OF TENNESSEE
Davidson County

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

the 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 25th day of August, 1994.

Commission Expires 7-7-97

Notary Public

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____.

1763 08/25 0101 33CHECK 245.80

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

LEO F. DUZAK

TO

SHAWN P. MONLEY ETUX

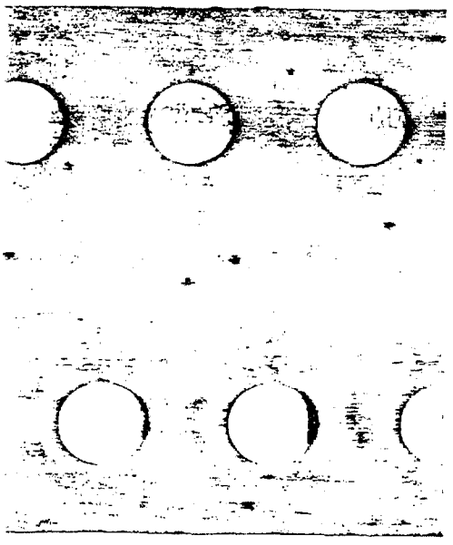
VICKI L. MONLEY

94 AUG 25 PM 1:53

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

84704

IDENTIF. & REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 9446 PAGE 353

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	64000.00
CON TX	236.80
PRFEE	1.00
MDEED	8.00
TOTAL	245.80
CHK	245.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/25/94 01 13:52 0001 1763

84704
IDENTIF. ↑ REFERENCE

94 AUG 25 PM 1:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 828175