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ID# REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 37057
Dav. Co. File: Box 8

95 NOV -1 AM 10:36

FELIX [illegible]
DAVIDSON COUNTY, TN.

BOOK 9845 PG 323

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Damian N. Kozak 309 Elberta Street Nashville, Tennessee 37210	New Owner

TAX MAP-PARCEL NUMBERS: 119-5-178

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 **Clarence E. Ghea, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Damian N. Kozak, unmarried,** 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. 5 and the westerly 27 feet of Lot No. 6 on the map of re-subdivision of part of Block No. 27, and other Blocks in Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for said County.

SAID Lot No. 5 and the westerly part of Lot No. 6 front together 69 feet on the soutehrly side of Elberta Street, and runs back between parallel lines 180 feet to an alley.

BEING the same property conveyed to Clarence E. Ghea by Quitclaim Deed from Thomas Mitchell Ghea and spouse, Joyce Shannon of record in Book 8810, Page 681, Register's Office for Davidson County, Tennesse.

This is improved property, known as: 309 Elberta Street, Nashville, Tennessee 37210

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 this 30th day of October, 1995.

Clarence E. Ghea

Clarence E. Ghea

BK 9845 PG 324

State of Tennessee
County of Davidson

On this 30th day of October, 1995, before me the undersigned authority, personally appeared **Clarence E. Ghea**, 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.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 66500.00

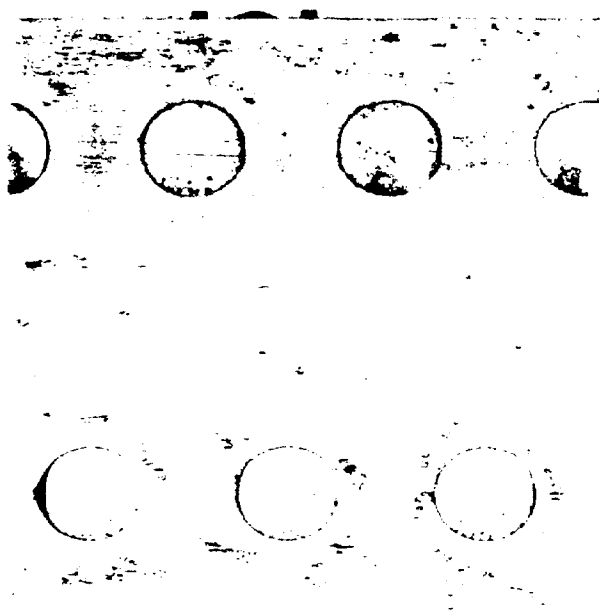
Affiant

Sworn and subscribed before me on the 30th day of October, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

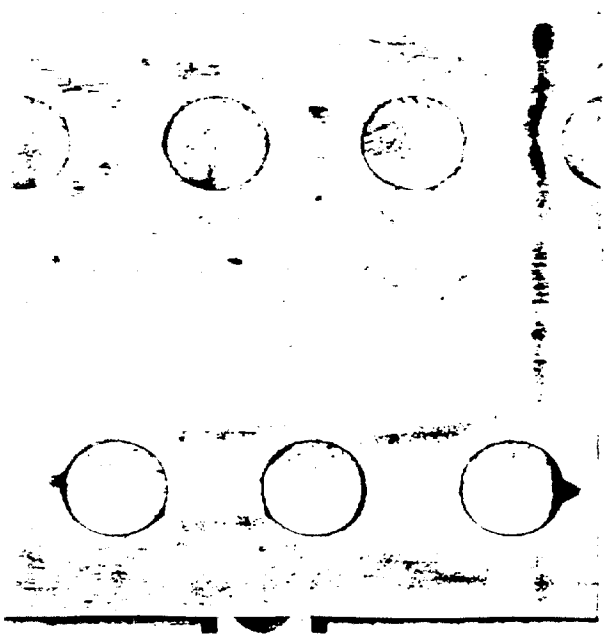
RECEIVED OF _____

FOR _____

BOOK 9845 PG 323

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 66500.00
CON TX 246.05
PRFEE 1.00
WDEED 8.00
TOTAL 255.05
CHECK 255.05

11/01/95 01 10:36 0001 3278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011824.9
IDENTIFICATION REFERENCE

95 NOV -1 AM 10:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 97191