PREPARED BY: FRANK S. KING, JR.
King & Ballow
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219-0373
(615) 259-3456

WARRANTY DEED

Address New Owner As Follows:

Mr. John Kawinzi
1408 Lischey Avenue
Nashville, TN 37207

Send Tax Bills To:

Midland Mortgage Co.
P. O. Box 26648
Oklahoma City, OK 73126-0648

Mortgagee:

Midland Mortgage Co.
P. O. Box 26648
Oklahoma City, OK 73126-0648

Map & Parcel No.:

59-5-292

BOOK 9916PG431

FOR AND IN CONSIDERATION of the sum of SEVENTY-SIX THOUSAND SIX HUNDRED SIX and 96/100 ($76,606.96) DOLLARS, of which TEN THOUSAND AND NO/100 ($10,000.00) DOLLARS has been paid in cash, the receipt of which is hereby acknowledged and for which the remainder JOHN KAWINZI hereby agrees to assume and pay the balance ($66,606.96) owing under the terms of a Deed of Trust from ROWENA D. DOWELL and DORINDA A. COLEMAN to HOWARD T. BROOKS, Trustee, of record in Book 7744, page 623 R.O.D.C. to secure the payment of one note in the original principal amount of $66,535.00 dated December 30, 1988, LARRY E. COLEMAN and wife, DORINDA A. COLEMAN have this day bargained and sold and do hereby transfer and convey unto the said JOHN KAWINZI, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 296 on the Plat of Buena Vista Estates, Section, of record in Plat Book 4460, page 85, said Register's Office.
>
> Said Lot No. 296 fronts 69.84 feet on the northwesterly margin of Sunnyview Drive and extends back 150 feet on the northeasterly line and 150 feet on the southwesterly line, to a line on the rear on which it measures 65 feet.
>
> Being the same property conveyed to LARRY E. COLEMAN and wife, DORINDA A. COLEMAN by deed Quitclaim Deed from RICHARD MANSON, TRUSTEE, of record in Book 8658, page 556, said Register's Office.

This is improved property known as 3012 Sunnyview Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his 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, except as noted of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate

to said Grantee, his 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 12th day of January, 1996.

Larry E. Coleman
LARRY E. COLEMAN

Dorinda A. Coleman
DORINDA A. COLEMAN

State of Tennessee)
County of Davidson)

Before me, KATHRYN HICKS, a Notary Public in and for the State and County aforesaid, personally appeared the within named LARRY E. COLEMAN and DORINDA A. COLEMAN, 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, Davidson County, Tennessee, this 12th day of January, 1996.

My Commission Expires:

November 20, 1996

Kathryn Hicks
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $74,000.00.

John A Kavinzi
AFFIANT

Subscribed and sworn to before me this 12th day of January, 1996.

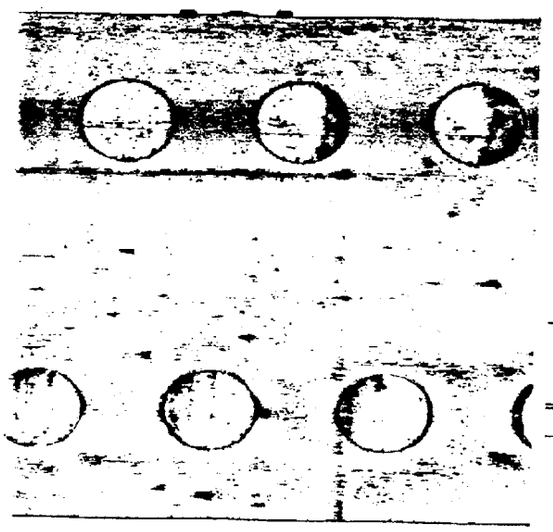
My Commission Expires:

November 20, 1996

Kathryn Hicks
NOTARY PUBLIC

7370 01/12 0101 03CHECK 292.42

01140460
IDENTIFICATION/REFERENCE
PICK-UP
96 JAN 12 PM 1:49
DAVIDSON COUNTY TN



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

RECEIVED OF _____

FOR _____

BOOK 9916PG433

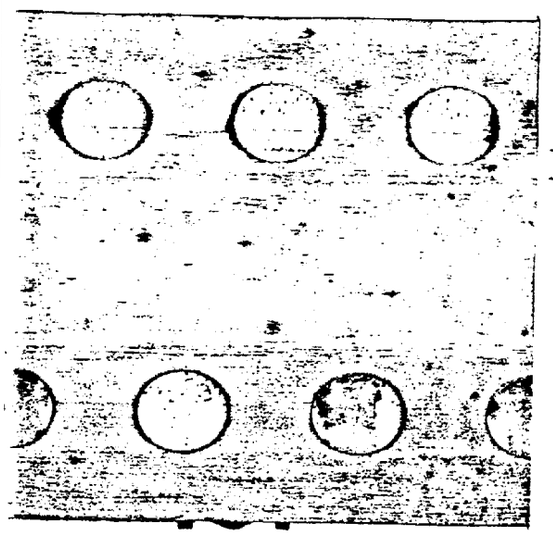
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 76606.96
CON TX 283.42
PRFEE 1.00
WDEED 8.00
TOTAL 292.42
CHECK 292.42

01/12/96 01 13:50 0001 7370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0140460
IDENTIFICATION REFERENCE

96 JAN 12 PM 1:49
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 995683