0148040

IDENTIFICATION 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

96 FEB -7 AM 10:31

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (mn) Title No: 37384
Dav. Co. File: Box 8

BOOK 9940 PG 645

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Kaszuba Mary Ann Daniel-Kaszuba 5815 Vine Ridge Drive Nashville, Tennessee 37205	SUNTRUST BANK, NASHVILLE, N. A. 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 103-09-98

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 **Henry F. Bowman and spouse, Blythe O. Bowman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Kaszuba and spouse, Mary Ann Daniel-Kaszuba,** 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. 26 and part of Lot No. 27 on the Plan of Hillwood Estates, Section One, of record in Book 1835, page 117, Register's Office for said County.

SAID Lot No. 26 and part of Lot No. 27 fronts 219 feet on the southerly margin of Vine Ridge Drive and extends back 176.7 feet on the westerly line and 266.5 feet on the east line to a dead line in the rear, measuring 217.1 feet thereon.

BEING the same property conveyed to Henry F. Bowman and wife, Blythe O. Bowman by deed from James P. Brooks and wife, Allison D. Wills-Brooks of record in Book 9438, page 309, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Blythe O. Bowman by Henry F. Bowman as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 5815 Vine Ridge Drive, 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 this 31st day of January, 1996.

Henry F. Bowman

Blythe O. Bowman, By: Henry F. Bowman, Atty-In-Fact

State of Tennessee
County of Davidson

On this 31st day of January, 1996, before me the undersigned authority, personally appeared **Henry F. Bowman**, 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.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/98

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 190000.00

Affiant

Sworn and subscribed before me on the 31st day of January, 1996.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/98

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Henry F. Bowman**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Blythe O. Bowman**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of January, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Henry F. Bowman and Blythe O. Bowman

TO: John Kaszuba and Mary Ann Daniel-Kaszuba

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Henry F. Bowman, Affiant

Sworn to and subscribed before me this

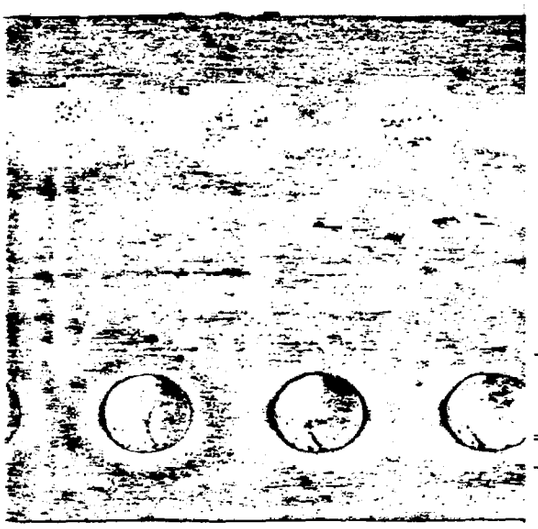
31st day of January, 1996.

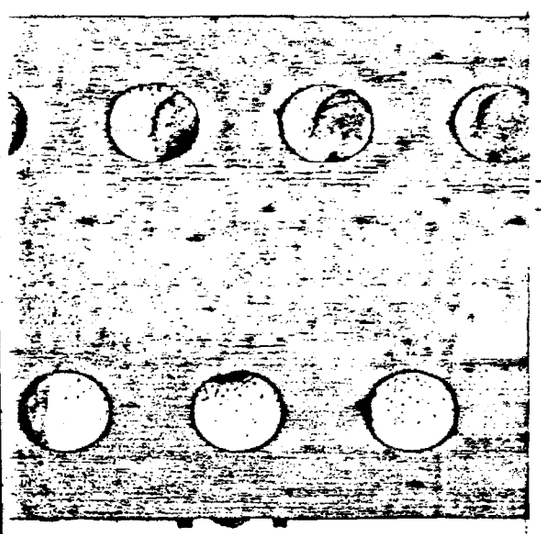
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

My Commission Expires:_____

5494 02/07 0101 03CHECK 716.00





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

RECEIVED OF _____

FOR _____

BOOK 9940 PG 648

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	
				190000.00
			CON TX	703.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	716.00
				716.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/96 01 10:32 0001 5494

0148040
IDENTIF. & REFERENCE

96 FEB -7 AM 10:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003716