BOOK 10056 PG 111

WARRANTY DEED

RECORD ANF RETURN TO:
FILE BOX 7
SATURN & MAZER

34522

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS 61,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF May 19 96

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

MY COMMISSION EXPIRES: 7/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Lee Kowski (NAME)	SunTrust Bank Nashville, N.A. (NAME)	73-7-181
2204-A Cabin Hill Road (ADDRESS)	P.O. Box 305110/7th Floor (ADDRESS)	3DZ-85579
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND 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, Two Rivers Duplexes, a joint venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Lee Kowski and Emma E. Tingle, unmarried

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 lying in the Second Civil District of Davidson County, Tennessee, to wit:
Being Lot No. 47A, of Zone Lot Division of Lots 44, 45, 46, 47, 48, 49, 50, 51, 52 and 53, Section 3, Cabin Hill Subdivision, as recorded in Book 6250, Page 361, being a revision of Section 3, Cabin Hill, of record in Book 5200, page 713, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Two Rivers Duplexes, a joint venture by deed from Cabin Hill Associates, A Tennessee General Partnership of record in Book 6245, Page 155, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

96 MAY 21 AM 10:55

IDENTIFICATION REFERENCE

01833666

unimproved ( )
This is improved (X) property, known as 2204-A Cabin Hill Road, Nashville, TN 37214
(House Number) (Street) (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 my hand this 16th day of May, 19 96

Two Rivers Duplexes, a joint venture
By: [signature], joint venturer

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared SCOTT GHERTNER and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the JOINT VENTURER and _____ respectively of the Two Rivers Duplexes the within named bargainor, and ~~corporation~~, and that he as such JOINT VENTURER and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said SCOTT GHERTNER as such JOINT VENTURER, and attesting the same by the said _____ as such VENTURER.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of May 19 96 .

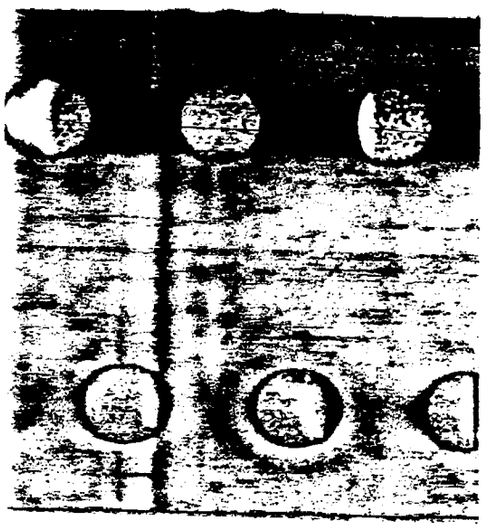
My commission expires 11/28/98

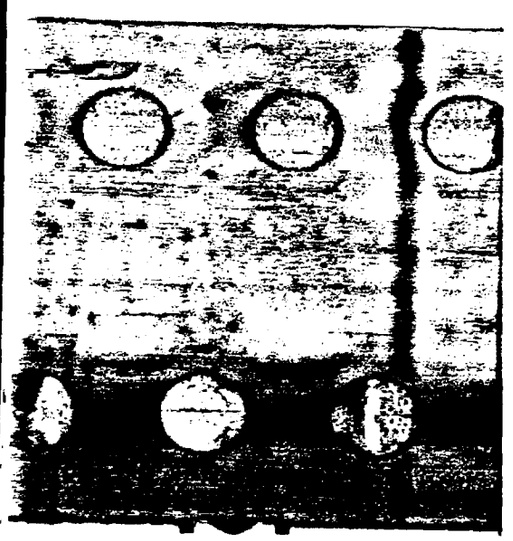
_____
Notary Public

ALAN L. SATUR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

3730 05/21 0101 03CHECK 236.55

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





RECEIVED OF _____

FOR _____

BOOK 10056 PG 113

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 61500.00
CON TX 227.55
PRFEE 1.00
MTGEE 8.00
TOTAL 236.55
CHECK 236.55

05/21/96 01 10:59 0001 3730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183666
IDENTIF. # REFERENCE

96 MAY 21 11:10:55
REGISTER
DAVIDSON COUNTY, TN

No. 1041672