FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF January, 19 97

Notary Public

MY COMMISSION EXPIRES: 11-2-97
(AFFIX SEAL)

BOOK 10338 PG 549

(Mail)

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
George A. Anhalt, etux	New Owner	Map 91-14
(NAME)	(NAME)	
5624 O'Brien Avenue		Parcel 46
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
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 George A. Anhalt and wife, ~~Natisha~~ Natishia J. Anhalt

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, beginning at a point on the northerly margin of O'Brien Avenue formerly Martha Street, Southwest corner of the property conveyed to Sheila Cheek and wife, by deed from J. C. Hand and wife, as of record in Book 1583, Page 391, Register's Office; thence with a western boundary line of said Cheek property, northwardly 150 feet to a point on the southerly margin of a 12 foot alley; thence with the southerly margin of said alley westwardly 50 feet; thence southwardly 150 feet more or less to a point on the northerly margin of said O'Brien Avenue; thence with a northerly margin of said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to Leo F. Duzak and wife, Juliette H. Duzak, by Warranty Deed from Lola M. Wentz Stevens, of record in Book 5238, page 793, Register's Office for Davidson County, Tennessee. The said Juliette H. Duzak having quitclaimed her interest in the property to Leo F. Duzak by Quitclaim Deed of record in Book 6968, page 579, Register's Office for Davidson County, Tennessee.

This is the same description as set forth in the previous deed of record, no boundary survey having been performed in connection with this conveyance.

This conveyance is subject to Restrictive Covenants of record in the Deed from Edwin O'Brien to Will Bennett and wife, dated August 6, 1948, of record in Book 1634, Page 175, as follows: "The house to be built shall be in keeping with the adjoining houses."

Property Improved X Property Unimproved — property known as 5624 (House Number) O'Brien Avenue (Street) Nashville, TN (P.O. Address) 37209 (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 hands this 30th day of January, 1997

Leo F. Duzak

Juliette H. Duzak *

*Juliette H. Duzak executes this Deed solely for the purpose of waiving any interest she may have in the subject property by reason of her status as wife

STATE OF TENNESSEE
Davidson County

BOOK 10338 PG 550

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

the bargainors, 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 30th day of January, 1997.

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____.

_____ Notary Public

Commission Expires _____

0269777

IDENTIFICATION/REFERENCE

97 FEB -4 AM 8:33

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

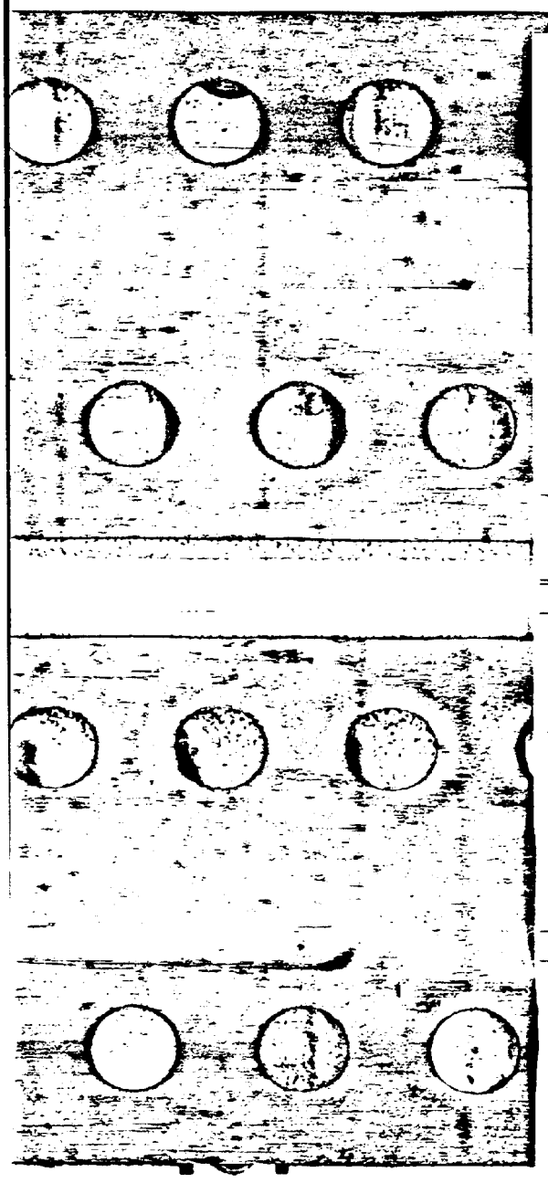
FROM

LEO F. DUZAK

TO

GEORGE A. ANHALT ETUX

2795 02/04 0101 03CHECK 221.75



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

RECEIVED OF _____

FOR _____

BOOK 10338 PG 551

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	~~57500.00~~
			CON TX	212.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	221.75
			CHECK	221.75
		02/04/97	01	08:36 0001 2795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269777
IDENTIFICATION REFERENCE

97 FEB -4 AM 8:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1113314