THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of June 1997

Notary Public

My Commission Expires: 11-22-97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
K.W.I., INC. 2113 West Linden Avenue Nashville, Tennessee 37212	K.W.I., INC. P.O. Box 40877 Nashville, TN 37204	MAP 104-15 PARCEL 331

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THOUSAND AND NO/100 ($ 140,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, MADELINE NEWSOM, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto K.W.I., INC., a Tennessee corporation hereinafter called the Grantee, its successors & assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 9 on the map of J. LeRoy Davis Re-subdivision of Lots in Belair as of record in Book 547, page 137, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50.0 feet on the south side of West Linden Avenue and runs back between parallel lines, 185.0 feet to an alley

BEING the same property conveyed to Madeline Webb Williams by deed from Barbara Sue Geddes-Buttrey of record in Book 4789, page 274, Register's Office for Davidson County, Tennessee; the said Madeline Webb Williams having since married and is now known as Madeline Newsom.

W.J. NEWSOM, spouse of Madeline Newsom, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 2113 West Linden Avenue, Nashville, Tennessee 37212

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, its successors & assigns, forever.

GRANTOR COVENANTs with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of J. LeRoy Davis Resub of Lots in Belair of record in Book 547, page 137, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTs and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE, its successors & assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 3rd day of June, 19 97.

Madeline Newsom
MADELINE NEWSOM

W. J. Newsom
W. J. NEWSOM

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 MADELINE NEWSOM and W.J. NEWSOM, the bargainor s, 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 this 3rd day of June, 1997.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

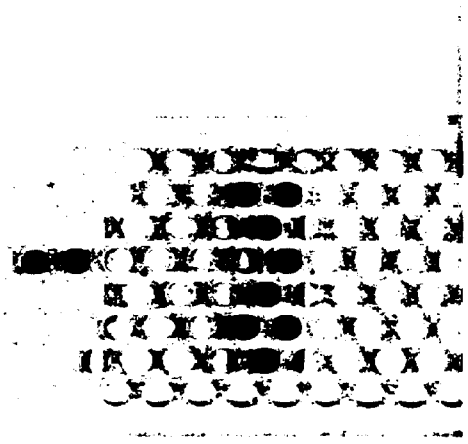
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public

03111919
IDENTIFICATION REFERENCE
97 JUN -4 PM 12:22
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
8709 06/04 0101 03CHECK 527.00



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

RECEIVED OF _____

FOR _____

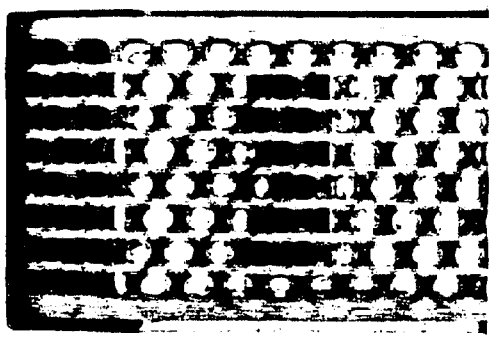
BOOK 10479 PG 398

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
140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
CHECK 527.00
06/04/97 01 12:26 0001 8709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03119919
IDENTIF. & REFERENCE

97 JUN -4 PM 12:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158634