BOOK 10616 PG 23

After Recording Return To:
Title Enterprises Service Co..
3354 Perimeter Hill Drive, Suite 114
Nashville, TN 37211

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

1019 09/22 0101 03CHECK 198.00

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **PAUL K. KAWINZI and wife, SUSAN A. KAWINZI** , (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **RHEA JOHNSON, a single person** (hereinafter referred to as "Grantees") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

See Exhibit A for Property Description

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 12th day of September 1997.

Paul K Kawinzi
PAUL K. KAWINZI

Susan Kawinzi
SUSAN A. KAWINZI

97 SEP 22 AM 9:44
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0350777

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **PAUL K. KAWINZI and wife, SUSAN A. KAWINZI**, the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her/their free act and deed.

Witness my hand and official seal this 12th day of September, 1997.

Lola A. Taylor
Notary Public

My Commission Expires: 02-22-2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE LOLA A. TAYLOR

BOOK 10616 PG 24

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $50,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of Sept., 1997.

Notary Public

My Commission Expires: 02-22-2000

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Mail

Title Enterprises Service Co.
3354 Perimeter Hill Drive, Suite 114
Nashville, TN 37211

MAP AND PARCEL NUMBERS: Map 109 Group Parcel 50.26

ADDRESS NEW OWNER:	SEND TAX BILLS TO:
Rhea Johnson 700 McFerrin Street Nashville, TN 37207	WMC Mortgage Corp. P.O. Box 54089 Los Angeles, Ca 90054

EXHIBIT 'A'

BOOK 10616 PG 25

Being Lot No. 1, on the Plan of Subdivision of Harts Addition of record in Plat book 57, page 129, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul K. Kawinzi and wife, Susan A. Kawinzi by deed from Sunny Owunnah and wife, Mary Owunnah as recorded in Book 9901, page 813, Register's Office for Davidson County,Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 10616 PG 26

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00

09/22/97 01 09:46 0001 1019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0350777
7 IDENTIF. ↑ REFERENCE

97 SEP 22 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1200421