BOOK 10752 PG 625

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

0388568
IDENTIF. ↑ REFERENCE

98 JAN -9 AM 9:12
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***60,000.00

Affiant

Subscribed and sworn to before me this 7th day of January, 1998.

Notary Public

My Commission Expires: 9-29-2001

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
K.W.I., INC. 2017 20th Avenue, South Nashville, Tennessee 37212	K.W.I., INC. P.O. Box 40877 Nashville, Tennessee 37204	MAP 104-12 PARCEL 105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND AND 00/100 ($***60,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, we, JAMES FRANKLIN OSTEEN, JR. and wife, BETH JOHNSON OSTEEN, hereinafter called the Grantors, 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 and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This is un-improved property known as 2017 20th Avenue, South, 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 and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a 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.

2. Matters, if any, shown on the Revised Plan of George W. Blair's S/D of Belmont Heights of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 7th day of January, 1998.

James Franklin Osteen Jr
JAMES FRANKLIN OSTEEN, JR

Beth Johnson Osteen
BETH JOHNSON OSTEEN

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 JAMES FRANKLIN OSTEEN, JR. and BETH JOHNSON OSTEEN, 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 this 7th day of January, 1998.

Notary Public

My Commission Expires: 9/29/2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

0345 01/09 0101 03CHECK 235.00

EXHIBIT "A"

LEGAL DESCRIPTION

2017 20th Avenue, South
Nashville, Tennessee

BEING the south 60.0 feet of Lot No. 11 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Plat Book 332, page 117, Regsiter's Office for Davidson County, Tennessee.

SAID part of Lot No. 11 fronts 60.0 feet on the west side of 20th Avenue, South and runs back between parallel lines 143.0 feet along the north margin of Bernard Avenue to an alley on the west.

BEING part of the same property conveyed to James Franklin Osteen, Jr. and wife, Beth Johnson Osteen, by deed from Ruth Byrne Rowland, unmarried, of reocrd in Book 5305, page 562, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	12.00
TOTAL	235.00
CHECK	235.00

01/09/98 01 09:18 0001 0345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0388568
IDENTIF. # REFERENCE

98 JAN -9 AM 9:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241009