Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 214
Brentwood, TN 37027

BOOK 10769 PG 556

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **MAXIE BIENER and MORRIS KRAFT** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **REGINA MCDOWELL** (hereinafter referred to as "Grantees"), it's successors 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" ATTACHED HERETO AND MADE A PART HEREOF

The subject property is located at 1707 Seifried Street, Nashville, TN 37208

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

The undersigned covenants with the said Grantee(s) 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 covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 20 day of January, 1998. 6102 01/27 0101 03CHECK 205.40

MAXIE BIENER

MORRIS KRAFT

98 JAN 27 AM 9:32

(13938 78

IDENTIF. & REFERENCE

BOOK 10769 PG 557

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MAXINE BIENER and MORRIS KRAFT** the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 20 day of January, 1998.

Grant B. Stockton
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - TENNESSEE
DAVIDSON COUNTY
My Comm. Expires May 28, 2000

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $52,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Elizabeth A. Domen
Affiant

Subscribed and sworn to before me this 20 day of January, 1998.

Grant B. Stockton
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - TENNESSEE
DAVIDSON COUNTY
My Comm. Expires May 28, 2000

MAP AND PARCEL NUMBERS: Map 081, Group 07, Parcel 166.00

ADDRESS NEW OWNER:
Regina McDowell
1707 Seifried Street
Nashville, TN 37208

SEND TAX BILLS TO:
Same

Exhibit "A"

Land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee being Lot No. 62 on the map of George Shield's Second Addition to North Nashville of record in Book No. 57, page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 50 feet on the southerly side of Seifried Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Maxie Biener and Morris Kraft by Quitclaim Deed from T.C. Jones dated September 13, 1991 and recorded September 18, 1991, in Book 8444, page 681, Register's Office for Davidson County, Tennessee. Also acquired by

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

RECEIVED OF _____

FOR _____

BOOK 10769 PG 559

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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 12.00
TOTAL 205.40
CHECK 205.40

01/27/98 01 09:34 0001 6102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0393878
IDENTIF. & REFERENCE

98 JAN 27 AM 9:32

DAVIDSON COUNTY, TN.

No. 1246697