BOOK 11524 PG. 608

WARRANTY DEED

Send Tax Statements To:
Francis Kowalski
2820 Azalea Place
Nashville, TN 37204

This Instrument Prepared By:
Law Offices Of:
Lawrence Vogan, P.C.
845 Bell Road
Antioch, TN 37013

Name and Address of New Owners:
Francis Kowalski
2820 Azalea Place
Nashville, TN 37204

From Information Furnished By The Parties

Map/Parcel 118-11-003500

STATE OF TENNESSEE)
COUNTY DAVIDSON)

THIS INDENTURE, Made the 9th day of June, in the year one thousand nine hundred and ninety nine, between Larry W. Morton and wife, Anna J. Morton,County of Davidson, and State of Tennessee, as party or parties of the first part, hereinafter called Grantor, and Francis Kowalski, a single person, as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson county, Tennessee, being Lot Number 10 Block "C" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, Page 36, Register's Office for said County.

Said Lot Number 10 fronts 74.0 feet on the easterly side of Azalea Place and runs back between parallel lines 131.0 feet to a dead line.

Being the same property conveyed to Larry W. Morton and wife, Anna J. Morton, by a warranty deed from Bennie L Chastain and wife, Sharon L. Chastain, and recorded in Book 5553, Page 918, Register's office for Davidson County, Tennessee.

This property is known as 2820 Azalea Place, Nashville, Tennessee, 37204.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Francis Kowalski, a single person, his heirs and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said parcel of real estate, and that I have a good right to convey the same and that it is unencumbered, except for the lien of the 1999 real property taxes, which taxes are assumed by the Grantees.

I further covenant and bind myself, my heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 9 day of June, 1999.

Larry W. Morton

Anna J. Morton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Larry W. Morton and wife, Anna J. Morton, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the persons who executed the within instrument (Warranty Deed) acknowledged that they executed the same as the free act and deed of said Larry W. Morton and wife, Anna J. Morton, and for the purposes therein contained.

Notary Public

My Commission Expires: 7/27/2002

LAWRENCE W. VOGAN
NOTARY PUBLIC

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AFFIDAVIT

I(We) hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Francis Kowalski

Sworn to and subscribed before me,
this the 4th day of June, 1999.

Notary Public

My commission expires: 7/27/2002

0598916

REFERENCE

99 JUN 11 PM 1:32

REGISTER
DAVIDSON COUNTY, TN.

0750 06/11 0101 0

RECEIPT

05.50 662.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11524 PG. 611

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0598916

INDEXING REFERENCE

99 JUN 11 PM 1:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
175000.00
CON TX 647.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 662.50
CHECK 662.50

06/11/99 01 13:36 0001 8750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473202