WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

Davidson County DEEDWARR
Recvd: 02/19/03 11:04 2pgs
Fees:13.00 Taxes:142.45

20030219-0021471

MORTGAGEE:

Equity Mortgage, Inc.
P. O. Box 2171
Hendersonville, TN 37077

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $38,500.00.

Affiant

Sworn to and subscribed before me on this the 19th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 10-AT-04

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr. Tyron D. Woods	Same as Owner	081-15-0 411.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **JOHN KAWINZI**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **TYRON D. WOODS**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 22 in the Bransford Realty Company, a subdivision of Lots Numbers 1 and 34 and part of Lot No. 2 of the James Hamilton Tract, the plan of which is of record in Plat Book 332, Page 166, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to JOHN KAWINZI by instruments recorded as Instrument No. 20030110-0004632 and 20030207-0017091, Registers' Office for Davidson County, TN.

As part of the consideration for this transfer, Tyron D. Woods does hereby assume an indebtedness to Equity Mortgage, Inc. as evidenced by a Deed of Trust executed by John Kawinzi to William P. Jones, Trustee and recorded as Instrument No. 20030110-0004633 and re-recorded as Instrument No. 20030207-0017092, Registers' Office for said County in the amount of $33,500.00.

This is improved property known as 1617 Heiman Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs

and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS (my/our) hand(s) this the 19th day of February, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JOHN KAWINZI

STATE OF TENNESSEE

COUNTY OF Davidson

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JOHN KAWINZI, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of February, 2003.

NOTARY PUBLIC

J. D. LEVIS III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-05-04