THIS INSTRUMENT PREPARED BY:
F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
John Kawinzi 2006 Ashton Avenue Nashville, TN 37218	New Owner	069-16-0 022.00

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Tennessee Funding Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Kawinzi hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Situated in the 13th Civil District and described according to a survey made by George N. Atkins, Surveyor on June 2, 1951 as follows:
>
> Beginning at an iron pin in the easterly margin of Ashton Avenue, 160 feet northerly from the northeast corner of Hydes Ferry Road and Ashton Avenue; thence south 66 degrees 15' east 173.3 feet to a point; thence north 26 degrees 30' east 76 feet to an iron pin; thence north 63 degrees 30' west 170 feet to an iron pin in the easterly margin of Ashton Avenue, south 28 degrees 30' west 85 feet to the point of beginning.
>
> Being the same property conveyed to Tennessee Funding Company by deed from David G. Mangum, Substitute Trustee, of record as Instrument No. 20030205-0015875, Register's Office for said County.

This is improved property known as 2006 Ashton Avenue, Nashville, Tennessee 37218.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and binds itself, it successors, assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 4th day of April, 2003.

Davidson County DEEDWARR
Recvd: 04/09/03 15:01 2pgs
Fees:13.00 Taxes:178.53
20030409-0047436

TENNESSEE FUNDING COMPANY

By: _____
ALAN ABRAMS, Sole Proprietor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alan Abrams, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the owner and sole proprietor of Tennessee Funding Company and that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 5-28-06.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $48,250.00.

Affiant

Subscribed and sworn to before me this 4th day of April, 2003.

Notary Public

My Commission Expires: 5-28-06.