After Recording Return To:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No. 21-5380

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103

Davidson County DEEDWARR
Recvd: 05/14/03 16:29 3pgs
Fees:18.00 Taxes:377.40
20030514-0065787

New Owner/ Property Being Conveyed

PAUL K. KAWINZI
SUSAN A. KAWINZI
3012 SUNNYVIEW DRIVE
NASHVILLE, TN 37218

Send Tax Bills To:
New Owner

Map & Parcel:
59-5-92

WARRANTY DEED

This instrument, made and entered into on this the 7 day of January, 2003 by and between JOHN KAWINZI, a single man, Party of the First Part, and PAUL K. KAWINZI and SUSAN A. KAWINZI, husband and wife, Parties of the Second Part.

WITNESSETH: That for and in consideration of the sum of $ 107,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Parties of the Second Part, their successors and assigns, the following described real estate:

ALL THAT CERTAIN PROPERTY IN THE STATE OF TENNESSEE, DAVIDSON COUNTY, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 296 ON THE PLAT OF BUENA VISTA ESTATES, SECTION OF RECORD IN PLAT BOOK 4460, PAGE 85, SAID REGISTER'S OFFICE.

SAID LOT NO. 296 FRONTS 69.84 FEET ON THE NORTHWESTERLY MARGIN OF SUNNYVIEW DRIVE AND EXTENDS BACK 150 FEET ON THE NORTHEASTERLY LINE AND 150 FEET ON THE SOUTHWESTERLY LINE, TO A LINE ON THE REAR ON WHICH IT MEASURES 65 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOHN KAWINZI, BY WARRANTY DEED FROM E. COLEMAN AND WIFE, DORINDA A. COLEMAN, DATED JANUARY 12, 1996 AND RECORDED JANUARY 12,

1996 IN BOOK 9916, PAGE 431, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL IDENTIFICATION # 053K-A-023
PROPERTY ADDRESS: 1806 Yaphank Road, Soddy Daisy, TN 37379

TO HAVE AND TO HOLD unto the said Parties of the Second Part, their successors and assigns, in fee simple forever.

And the said Party of the First Part covenants with the Party of the Second Part, their successors and assigns, that he has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that he, the Party of the First Part, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Party of the First Part has hereunto set his hand and seal on this the date first above written.

JOHN KAWINZI

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, JOHN KAWINZI, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the _____ day of _____, 20____.

_____
Notary Public
My Commission Expires

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

_____
Affiant

IN WITNESS WHEREOF, this Party of the First Part has hereunto set his hand and seal on this the date first above written.

John Kawinzi
JOHN KAWINZI

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, JOHN KAWINZI, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 7 day of January, 2003.

Notary Public
My Commission Expires 6/9/06

NOTARY PUBLIC AT LARGE

I, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 102000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Gail Marshall
Affiant

AT LARGE DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me this the 7 day of January, 2003.

Notary Public
My Commission Expires: 6/9/06

Name and Address of Property Owner:
Rowland Susan Kawinzi
3012 Sunnyview Dr.
Nashville, TN 37218

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Rowland Susan Kawinzi
3012 Sunnyview Dr.
Nashville, TN 37218

No title search was preformed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.