Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

6060529

Davidson County DEEDWARR
Recvd: 08/04/06 11:36 2 pgs
Fees:13.00 Taxes:362.60
20060804-0095689

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060529

Send Tax Bills To:
New owner

New Owner is:
Mary A. Mwiwa
2006 Ashton Avenue
Nashville, TN 37218

MAP: 069-13-0
PARCEL: 022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John Kawinzi, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mary A. Mwiwa and Bideon Mwiwa, wife and husband**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

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 John Kawinzi by Warranty Deed from Tennessee Funding Company dated April 4, 2003, recorded April 9, 2003, in Instrument No. 20030409-0047436, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

OK
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of August, 2006.

GRANTOR:

John Kawinzi

John Kawinzi

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John Kawinzi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of August, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

Affiant

SWORN TO and subscribed before me this 2nd day of August, 2006

NOTARY PUBLIC

My commission expires:

9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY