This instrument was prepared by: Andrew D. Tanner, Attorney
BOOK 4190 PAGE 698 507 American Trust Building
WARRANTY DEED Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony M. Kolodziej et ux	Murphree Mortgage Company	6D - 22835
(NAME) 536 Richmar Drive	(NAME) 226 - 3rd Ave., North	Map 146-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn 37211	(STREET ADDRESS) Nashville, Tenn. 37219	Par. 44
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ---------- ($10.00) ---------- Dollars cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $18,100.00, to Murphree Mortgage Company, secured by a deed of trust to Raymond L. Davis, Trustee, and recorded in Book 3482, page 165, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, Stephen Sembrat and wife, Maxine M. Sembrat,

have this day bargained and sold, and do hereby transfer and convey unto the said Anthony M. Kolodziej and wife, Jean M. Kolodziej,

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 715 on the Plan of Caldwell Hall Section XII, as of record in Book 3300, page 57, Register's Office for said County.

Said Lot No. 715 fronts 79.4 feet on the north side of Richmar Drive and runs back 163.78 feet on the west line and 147.65 feet on the east line to a dead line in the rear on which it measures 107.8 feet.

Being the same property conveyed to Stephen Sembrat and wife, Maxine M. Sembrat, by deed from Elmer D. Davies, Jr., et al, Substitute Trustees, as of record in Book 3437, page 259, said Register's Office.

This conveyance is made subject to restrictions in Book 3376, page 234; and the recorded plan shows an Owner's Certificate, a 30-ft set-back line from Richmar Dr, a 30-ft easement along the north rear line for drainage and utilities and an anchor easement 2-1/2x25 ft on Richmar Dr., at the east front corner.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,000.00

Subscribed and sworn to before me, this the 31st day of March 19 71

Affiant Anthony M. Kolodziej

My commission expires My Commission Expires Oct. 31, 1971 (Affix Seal)

Notary Public Barry J. Tucker

This is unimproved ( ) improved (X) property, known as 536 (House Number) Richmar Drive (Street) Nashville (P. O. Address) Tennessee 37211 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Anthony M. Kolodziej and wife, Jean M. Kolodziej, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for abovementioned deed of trust.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Anthony M. Kolodziej and wife, Jean M. Kolodziej, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 9th *day of* March, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Maxine M. Sembrat
Maxine M. Sembrat

Stephen Sembrat
Stephen Sembrat

BOOK 1490 PAGE 699

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Stephen Sembrat and wife, Maxine M. Sembrat

the within named bargainor S *, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Edwardsville Luzerne Co. Pa. *this* 7th *day of* March *, 19* 71

NOTARY PUBLIC
Edwardsville Luz. Co., Pa

X Michael J. Lattell *Notary Public*

Commission expires My Commission Expires July 2, 197

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, *, a Notary Public of the State and County aforesaid, personally appeared* *, with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* *, the within named bargainor, a corporation, and that* *he as such* *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* *self as* *.

Witness my hand and seal, at office in *, this* *day of* *, 19* *

Notary Public

Commission expires *

APR-27	CONV	26,000.00				
APR-27	S'TAX		A*	67.60		
APR-27	PR'FEE		A*	.50		
APR-27	W'DEED		A*	3.00	*	71.10

WARRANTY DEED

FROM
STEPHEN SEMBRAT, et ux

TO
ANTHONY M. KOLODZIEJ, et ux

B 09712

IDENTIF. REFERENCE

APR 2 1 27 PM '71

FELIX R. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tenn. 37204