FORM NO. WD-1

BOOK 4830 PAGE 850

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Joseph L. Karlovic, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 74

Betty G. Hill
Notary Public

MY COMMISSION EXPIRES: 8-9-75

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & HARRIS, ATTORNEYS 807 American Trust Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph L. Karlovic, Jr. (NAME)	First Federal Savings & Loan (NAME)	Map 128-14
8016 Sawyer Brown Road (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	Par 20
Nashville, Tennessee-37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	9D-5683

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GILBERT N. ABERNATHY and wife, IVA ELAINE MARTIN ABERNATHY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH L. KARLOVIC, JR. and wife, LORRAINE R. KARLOVIC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Harpeth Park, Section I, as of record in Book 3600, page 92, Register's Office for said County.

SAID Lot No. 20 fronts 90 feet on the southerly margin of Sawyer Brown Road, and extends back between parallel lines 170 feet, to a line in the rear, on which it measures 90 feet.

BEING the sameproperty conveyed to Gilbert N. Abernathy and wife, Iva Elaine Martin Abernathy, by deed from Claudio M. Janni and wife, Arleen W. Janni, of record in Book 3680, page 547, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company of Nashville of record in Book 4680, page 549, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

This is unimproved ( ) improved (X) property, known as 8016 Sawyer Brown Road, Nashville, Tennessee-37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 our hand s this 28th day of June, 19 74

Gilbert N. Abernathy
Gilbert N. Abernathy

Iva Elaine Martin Abernathy
Iva Elaine Martin Abernathy

STATE OF TENNESSEE
Davidson County

BOOK 1830 PAGE 851

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert N. Abernathy and wife, Iva Elaine Martin Abernathy

the 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 Nashville, Tennessee, this 28th day of June 1974

Commission expires 8-9-75

Betty G. Ehrenman
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

BETTY G. EHRENMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

GILBERT N. ABERNATHY, ET UX

TO

JOSEPH L. KARLOVKC, JR., ET UX

C 6 1 4 2 9

IDENTIF. REFERENCE

JUL 2 12 14 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-2-74	CONV	32,500.00			
JUL-2-74	S'TAX		A*	84.50	
JUL-2-74	PR'FEE		A*	.50	
JUL-2-74	W'DEED		A*	4.00	* 89.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 9
Castleman & Harris

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.