Form No. WD-1

BOOK 4905 PAGE 219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,825.00

Affiant John Kowalski, Jr.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April A.D. 19 75

Notary Public Robert L. Wells

MY COMMISSION EXPIRES: 4-5-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Kowalski, Jr., et ux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 104-5
3526 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 393
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	26W-02100

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~~ I, Minnie H. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN KOWALSKI, JR., and wife, KATHLEEN KOWALSKI

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:

BEING Lot No. 111 of Block No. 4 on the Plan of Richland Realty Company's Division "A", as of record in Book 161, page 151, Register's Office for said County; Said plan showing said property divided into blocks but not showing the subdivision of blocks into small lots, and described according to a survey dated April 12, 1906 made by W. B. Southgate, Surveyor, as follows:

BEGINNING on the northerly margin of Richland Avenue at a point 25-1/2 feet east of the easterly margin of Bowling Avenue, said point being the corner of Lots Nos. 111 and 113; thence with the northerly margin of Richland Avenue eastwardly 50.5 feet to the corner of Lots Nos. 109 and 111; thence with the line between said two lots, northwardly 183 feet, more or less, to the southerly margin of an alley; thence with said alley westwardly 50 feet to the corner of Lots Nos. 111 and 113; thence with the line between said two lots southwardly 186.5 feet to the BEGINNING.

BEING the same property conveyed to L. G. Allen and wife, Minnie H. Allen by deed from John E. Wells and wife, Eva May Wells of record in Book 1341, page 371, Register's Office for said County, and further being conveyed to Minnie H. Allen by Quitclaim Deed recorded in Book 2036, page 625, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to any and all easements and rights of way of public record.

unimproved ( ) This is improved (X) property, known as 3526 Richland Avenue, Nashville, Tennessee 37209
(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 my hand this 16th day of April, 19 75

x Minnie H. Allen
Minnie H. Allen

BOOK 4905 PAGE 220

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert L. Wells, a Notary Public in and for said County and State, the within named Minnie H. Allen

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of April 1975.

Commission expires 4-5-76

Robert L. Wells
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

WARRANTY DEED

FROM
MINNIE H. ALLEN

TO
JOHN KOWALSKI, JR., ET UX

C 9 4 7 5 7

IDENTIF. REFERENCE

APR 18 9 17 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

APR 18 75	CONV	40,825.00		
APR 18 75	S'TAX		A* 106.08	
APR 18 75	PR'FEE		A* .50	
APR 18 75	W'DEED		A* 4.00	* 110.58