This instrument prepared by: Andrew D. Tanner, Attorney
BOOK 4943 PAGE 822 507 American Trust Building
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Prochaska, et ux	First Federal S&L Association of Nashville,	~~OH-10920~~
(NAME)	(NAME)	
1130 Brookwood Lane	236 Fourth Avenue North	131-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	17
Nashville, Tennessee 37220	Nashville, Tennessee 37219	OH 10956
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and NO/100 - - - - - - - - - - ($10.00) - - - - - - - - - - - - - - - - - - *Dollars,*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, CONSTANCE R. KOENIG, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES MICHAEL PROCHASKA and wife, PATRICIA OLSON PROCHASKA

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 12 of Block "A" on the Map of Gateway Acres, as of record in Book 974, page 73, Register's Office for said County, described as follows:

Beginning on the northerly margin of Brookwood Lane at the corner of lots Nos. 11 and 12; thence with the line between said two lots, north 7 degrees 42 feet east 175.6 feet to the common corner of lots Nos. 11, 12, and 13; thence with the line between lots Nos. 12 and 13, north 74 degrees 11 feet east 216.5 feet to the westerly margin of Sewanee Road; thence with said Road, southwardly 259.5 feet to the beginning of a curve; thence around said curve, southwestwardly 33.9 feet to the northerly margin of Brookwood Lane; thence with said Lane, westwardly 257 feet to the beginning, containing 1.35 acres, more or less.

Being the same property conveyed to M. Glenn Koenig and wife, Constance R. Koenig, by deed from Leon T. DeLozier and wife, of record in book 3402, page 187, Register's Office for Davidson County, Tennessee. M. Glenn Koenig having since died on November 13, 1972.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $47,750.00

Subscribed and sworn to before me, this the 20 day of August 19 75

Affiant

My commission expires: 8-1-77 (Affix Seal)

Notary Public

This is {unimproved / improved} {x} property, known as 1130 Brookwood Lane, Nashville, Tennessee 37220
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James Michael Prochaska and wife, Patricia Olson Prochaska, their *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Micheal Prochaska and wife, Patricia Olsen Prochaska, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* fifteenth *day of* August, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Constance R. Koenig
Constance R. Koenig

EXHIBIT B

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Constance R. Koenig, a widow

the within named 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 15th day of August, 1975.

Ina N. Kent Notary Public

Commission expires My Commission Expires Nov. 8, 1975

INA N. KENT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

AUG 20 75 CONV 47,750.00
AUG 20 75 S'TAX A* 124.02
AUG 20 75 PR'FEE A* .50
AUG 20 75 W'DEED A* 4.00 * 128.52

WARRANTY DEED

FROM
CONSTANCE R. KOENIG, a widow

TO
JAMES MICHEAL PROCHASKA, ETUX

D 12127

IDENTIF. REFERENCE

AUG 20 3 37 PH '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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