BOOK 4989 PAGE 520

THIS INSTRUMENT PREPARED BY
Thompson, Liebengood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John R. Hurt and Linn W. Hurt (NAME)	First Federal Savings and Loan Association of Nashville (NAME)	
1130 Brookwood Lane (STREET ADDRESS OR ROUTE NUMBER)	Fourth at Union Street (STREET ADDRESS)	Map 131-16
Nashville, Tenn. 37220 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Parcel 17 OH 10956

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, and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4943, page 824, Register's Office for Davidson County, Tennessee,

We, James Michael Prochaska and wife, Patricia Olson Prochaska, have this day bargained and sold, and do hereby transfer and convey unto the said John R. Hurt and wife, Linn W. Hurt, their 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° 42' 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° 11' 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 southwest-wardly 33.9 feet to the northerly margin of Brookwood Lane; thence with said Lane westwardly 257 feet to the beginning.

Being the same property conveyed to James Michael Prochaska and wife, Patricia Olson Prochaska, by deed from Constance R. Koenig, a widow, of record in Book 4943, page 822, Register's Office for said County.

This conveyance is made subject to the following encumbrances: (1) 1976 taxes which are to be prorated and assumed by Grantees; (2) setback line shown on Plan of record in Book 974, page 73, RODCT; (3) restrictive covenants of record in Book 1066, page 402, Book 1298, page 474 and Book 1509, (OVER)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $53,000.00
Subscribed and sworn to before me, this the 14th day of January 1976
My commission expires: 12-15-78 (Affix Seal)
Affiant: J R Hurt
Rebecca M. [illegible] Notary Public

This unimproved / improved 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 John R. Hurt and wife, Linn W. Hurt, their 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 as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said John R. Hurt and wife, Linn W. Hurt, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 14th day of January, 1976.

Patricia Olson Prochaska
PATRICIA OLSON PROCHASKA

James Michael Prochaska
JAMES MICHAEL PROCHASKA

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Rebecca M. Mallay, a Notary Public in and for said County and State, James Michael Prochaska and Patricia Olson Prochaska

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 Nashville, Tennessee, this 14th day of January, 19 76.

Rebecca M. Mallay
Notary Public

Commission expires 12-05-78

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

Description continued:

page 137, Register's Office for Davidson County, Tennessee; and (4) assumption of Deed of Trust as noted above.

JAN 19 76	CONV	53,000.00			
JAN 19 76	S'TAX		B*	137.80	
JAN 19 76	PR'FEE		B*	.50	
JAN 19 76	W'DEED		B*	4.00	* 142.30

WARRANTY DEED

FROM
JAMES MICHAEL PROCHASKA, ET UX

TO
JOHN R. HURT, ET UX

D 32603

IDENTIF. REFERENCE

JAN 19 2 12 PM '76

FELIX Z. WHITE, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238