BOOK 5005 PAGE 393 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,200.00

Michael Ray Perkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF March 1976.

Notary Public

MY COMMISSION EXPIRES: 5-30-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David B. Herbert, Attorney, Third National Bank Bldg., Nashville, Tenn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr/Mrs Michael R. Perkins (NAME)	Guaranty Mortgage Co. (NAME)	128-10-167
225 Colt Dr. (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	
Nashville, Tenn (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	

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, ROBERT ERNEST CZYNSZAK and wife, KATHRYN WILLETTE CZYNSZAK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL RAY PERKINS and wife, JUDY PERKINS

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. 162 on the Plan of Stacy Square, Section 4, as of record in Book 4460, page 12, Register's Office for said County.

Said Lot No. 162 fronts 81.0 feet on the north margin of Colt Drive and extends back 126.0 feet on the west line and 127.3 feet on the east line, to a line in the rear on which it measures 79.12 feet.

Being the same property conveyed to Robert Ernest Czynszak and wife, Kathryn Willette Czynszak, by deed from J. W. Thompson, Jr., and wife, Deborah R. Thompson, as of record in Book 4825, page 606, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4504, page 406.

As further consideration of this deed the grantees herein assume and agree to pay the remaining unpaid balance of a certain note, dated June 5, 1974, in the original principal sum of $22,500.00, payable to Guaranty Mortgage Company, in monthly installments as set forth therein, and being secured by a deed of trust executed by Robert Ernest Czynszak and wife, to Herschel Greer, Trustee, as of record in Book 4825, page 608, said Register's Office.

This instrument prepared by David B. Herbert, Attorney, Third National Bank Building upon information furnished by the parties hereto.

unimproved ( )
This is improved (X) property, known as 225 Colt Drive, Nashville, Tennessee
(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 10th day of March, 19 76

Robert Ernest Czynszak

Kathryn Willette Czynszak

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Dorothy M. Bass, a Notary Public in and for said County and State, the within named Robert Ernest Czynszak and wife, Kathryn Willette Czynszak

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 10th day of March 1976.

Commission expires 10-31-76

Dorothy M. Bass
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) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM

ROBERT ERNEST CZYNSZAK

AND WIFE

TO

MICHAEL RAY PERKINS AND WIFE

D 40106

IDENTIF. REFERENCE

MAR 15 11 10 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 15 76	CONV	27,200.00		
MAR 15 76	S'TAX		B* 70.72	
MAR 15 76	PR'FEE		B* .50	
MAR 15 76	W'DEED		B* 4.00	* 75.22