ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Thomas C. Kartak, single (NAME)	DOBSON & JOHNSON, INC. (NAME)	Map 94-15
625 River Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 17427 811 PLUS PARK BOULEVARD	Par 1
Nashville, Tn. 37209 (CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37217 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100---------- DOLLARS

Cash paid by Thomas C. Kartak, and other good and valuable considerations, the receipt of which is hereby acknowledged.

MAY-5[illegible] CONV 40,500.00
MAY-5[illegible] S'TAX B* 105.30
MAY-5[illegible] PR'FEE B* .50
MAY-5[illegible] W'DEED B* 4.00 * 109.80

We, John D. Phillips and wife, Helen W. Phillips,

have hargained and sold, and by these presents do transfer and convey unto the said Thomas C. Kartak, single,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 638 on the Plan of Charlotte Park, Section IX, as of record in Book 2900, page 77, Register's Office for said County.

Said lot fronts 71 feet on the west side of River Rouge Drive and runs back 290 feet more or less on the north line and 310 feet more or less on the south line to the edge of the water of Cumberland River, as established on said Plan, on which it measures 72 feet more or less.

Being the same property conveyed to John C. Phillips and wife, Helen W. Phillips, by deed from Percy L. Carlton and wife, Frances S. Carlton, of record in Book 4125, page 9, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 625 River Rouge Drive (House Number) (Street)
Nashville, Tn. 37209 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 28th day of April, 19 76.

X John D. Phillips

X Helen W. Phillips

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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, the within named John D. Phillips and wife, Helen W. Phillips,

the bargainors, 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, this 28th day of April, 1976.

My commission expires 8/14/76 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 40,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas C. Kartak

Sworn to and subscribed before me this 28th day of April, 19 76.

My commission expires 8/14/76 Notary Public

This instrument was prepared by:

Name DOBSON & JOHNSON, INC. Address
P. O. BOX 17427
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

WARRANTY DEED

FROM John D. Phillips, et ux

TO Thomas C. Kartak, single

D 47750

IDENTIFICATION REFERENCE

MAY 5 12 54 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RETURN TO:
DOBSON & JOHNSON, INC.