BOOK 5029 PAGE 90 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000

Joyce Sacer Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 1976

Notary Public

MY COMMISSION EXPIRES: 4-22-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

John B. Downey, Attorney 1864 Laurel Ridge Dr. Nashville, Tenn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chester Cich et ux (NAME)	New Owner (NAME)	Lt 26 OH 18446 160-9-25
Route 7 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Lt 65 OH 18425 159-12-18
Brentwood, TN. 37027 (CITY) (STATE) (P. O. ZIP)	(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, J. B. Downey, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chester Cich and wife Audrey Cich

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 lots # 26 and #65 on the plan of Oak Hill Estates, Section III as of record in Book 4869 Page 3,4,5 Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more detailed description.

BEING part of the same property conveyed to J.B. Downey, Trustee, with full power by deed from Sarah S. Stengal, et al, of record in Book 3992, page 756, and by deed from Viola S. Baulch, et al, of record in Book 4089, page 804, said Register's Office

This conveyance is subject to taxes for 1976, which have been prorated, Restrictive covenants of record and the plat of record showing easements and set back lines.

The Grantees herein agree to stabilize the drainage ditches in front of their said lots and any drainage ditch running through or adjacent to said lot. Stabilization of said ditches shall be constructed in accordance with the roadway plans on file with the City of Oak Hill and in accordance with the requirements of the City of Oak Hill. Grantees shall be responsible for the maintenance of said ditches until the City of Oak Hill assumes the maintenance of the drainage ditches adjacent to the roads.

This is unimproved (X) improved ( ) property, known as Lots 26 and 65 Oak Hill Estates, Nashville, Tenn.
(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 hand this 24 day of May, 1976

J. B. Downey, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, J B DOWNEY, JR, a Notary Public in and for said County and State, the within named J. B. DOWNEY

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at DAVIDSON County, Tennessee, this 24 day of MAY 1976

Commission expires 10/31/79

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

D 50898

WARRANTY DEED

FROM
J.B. DOWNEY, TRUSTEE

TO
CHESTER CICHOCKI UX

IDENTIFICATION REFERENCE

MAY 26 9 49 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

[redacted]

MAY26	CONV	28,000.00			
MAY26 STTAX			B*	72.80	
MAY26 PRTFEE			B*	.50	
MAY26	WDEED		B*	4.00	* 77.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219