BOOK 5046 PAGE 932

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July 19 76.

Notary Public

MY COMMISSION EXPIRES: 2-7-78

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John B. Downey 1864 Laurel Ridge, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chester Cich et ux	Same	OH 16993
(NAME)	(NAME)	
471 Frontier		Map 159-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood 37027		Par 11
(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; not individually or personally,

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:

Lot No. 54 on the Plan of Oak Hills Estates Section III as of Record in Book 4860 Pages 3,4,& 5, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more detailed description. As part of the consideration the grantees herein agree to stablize the drainage ditch in front of said lot and any ditches running through or adjacent to said lot, if any. Stabllization of said ditches shall be constructed in accordance with the roadwy plans on file with City of Oak Hill and with the requirements the City of Oak Hill. The grantees shall be responsible for the maintenance fo said ditches until the City of assumes maintenance.

This conveyance is subject to taxes for 1976, restrictive covenants of record and the plan of record.

unimproved ( )
This is improved ( ) property, known as _____
(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 my hand this 15 day of June, 1976.

J. B. Downey, Trustee

BOOK 5046 PAGE 933

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], 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 [illegible], Tennessee, this [illegible] day of [illegible] 19[illegible]

Commission expires 27 April 1977 [illegible]
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 58891

WARRANTY DEED

FROM

J.B. Downey, Trustee

TO

Chester Cich et ux

Audrey Cich

IDENTIF. REFERENCE

JUL 19 10 00 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 19[illegible]	CONV	14,000.00			
JUL 19[illegible]	S'TAX		B*	36.40	
JUL 19[illegible]	PR'FEE		B*	.50	
JUL 19[illegible]	W'DEED		B*	4.00	* 40.90