ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal S&L Association (NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	103-13
(CITY) (STATE) (ZIP CODE)	Nashville, TN 37219 (CITY) (STATE) (ZIP CODE)	47 pm

WARRANTY DEED

BOOK 5059 PAGE 934

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS paid in cash, and other good and valuable consideration received from the GRANTEES herein, including the agreement of said GRANTEES to assume and pay, in accordance with the terms of the Deed of Trust from Bill C. Walker to T. I. Holman, Jr., Trustee, of record in Book 4752, page 598, Register's Office for Davidson County, Tennessee, the balance owing upon the indebtedness therein described and secured by lien upon the property herein conveyed, said indebtedness also being secured by vendor's lien in the deed from L. R. Kavanaugh and wife to Bill C. Walker, of record in Book 4752, page 595, said Register's Office;

THIRD NATIONAL BANK IN NASHVILLE

have bargained and sold, and by these presents do transfer and convey unto the said EUGENE J. KOVARIK and wife, DIANA B. KOVARIK,

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

Land in Davidson County, Tennessee, being part of Lot No. 1 and all of Lot No. 2 on the Plan of Hillwood Estates, Section 2, as of record in Book 1835, page 80, Register's Office for said County, more particularly described as follows:

Beginning on the northerly margin of West Hillwood Boulevard at the corner of Lots Nos. 1 and 2; thence Northwardly 477.6 feet to the southerly line of Lot No. 11, being 88 feet east of the common corner of Lots Nos. 1 and 11; thence with the southerly line of Lots No. 11 and 10 eastwardly 150.3 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots southwardly 446.5 feet to the northerly margin of West Hillwood Boulevard; thence with same westwardly 244.4 feet to the beginning.

Being the same property conveyed to Third National Bank in Nashville by deed from David M. Amonette, Substitute Trustee, of record in Book 5022, page 624, Register's Office for said County.

Said property is conveyed subject to restrictions, easements and setback lines applicable thereto, and to the lien of taxes for the year 1976.

All funds held on deposit by First Federal Savings & Loan Association of Nashville in the escrow account for Loan No. 09704167 are hereby assigned and sold to the GRANTEES.

unimproved ( )
This is improved (X) property, known as 408 West Hillwood Drive (House Number) (Street)
Nashville, TN 37205
(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 23rd day of August, 1976.

ATTEST: Mary J. Sullivan
Commercial Officer

THIRD NATIONAL BANK IN NASHVILLE
by James L. Roberts
James L. Roberts, Vice President

STATE OF TENNESSEE
COUNTY OF _____

5059 PAGE 935

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Phyllis D. Hall, a Notary Public of the State and County aforesaid, personally appeared James L. Roberts and Henry J. Sullivan with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Vice Pres. and Commercial Officer respectively of the Third National Bank in Nashville, the within named bargainor, a corporation, and that they as such Vice Pres. and Commercial Officer being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said James L. Roberts as such Vice President and attesting the same by the said Henry J. Sullivan as such Commercial Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of August, 19 76.

Phyllis D. Hall Notary Public

Commission expires May 20, 1978

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 83,750.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

J. Fred Pickurt

Sworn to and subscribed before me
this 23rd day of August, 19 76.

My commission expires 1-31-78 Notary Public John J. Archer

NOTARY PUBLIC STATE OF TENNESSEE

This instrument was prepared by:
John J. Archer, Attorney, 300 Court Square Bldg., Nashville, TN 37201
Name Address

MAIL TO

AUG23	CONV	83,750.00		
AUG23	S'TAX		B* 217.62	
AUG23	PR'FEE		B* .50	
AUG23	W'DEED		B* 4.00	* 222.12

D 64382

WARRANTY DEED

FROM THIRD NATIONAL BANK

TO EUGENE J. KOVARIK, et ux

IDENTIF. REFERENCE

AUG 23 11 15 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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