This Instrument prepared by: Robert L. Trentham, Attorney
24th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Notices To:
Home Federal Savings & Loan Assoc.
230 Fourth Avenue, No.
Nashville, TN 37219

Map No. 173-1
Parcel No. 46

BOOK 5099 PAGE 503

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, RONALD KUKULKA and wife, VIRGINIA KUKULKA, hereinafter called "Grantors", have this day bargained and sold and do hereby transfer and convey unto FRANK K. LITTLEJOHN and wife, VELMA P. LITTLEJOHN, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 372 on the Plan of Monte Carlo Estates, Section I, as of record in Book 4675, Page 68, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Ronald Kukulka and wife, Virginia Kukulka, by warranty deed from Jack Williams and Marion Thurman for W S T Development Company, a joint venture, and of record in Book 4877, Page 678, Register's Office of Davidson County, Tennessee.

To have and to hold said real estate with the appurtenances, estate title and interest belonging to the said FRANK K. LITTLEJOHN and wife, VELMA P. LITTLEJOHN, their successors and assigns forever.

We covenant that we are lawfully seized and possessed of said real estate in fee simple and have a good right to convey it, and that the same in unencumbered, except by restrictive covenants of record in Book 4781, Page 858, R.O.D.C., TN; minimum building set-back lines, utility, drainage, access and water line easements as shown on Plan of record in Book 4675, Page 68, R.O.D.C., TN and by Deed of Trust executed by Ronald Kukulka and wife, Virginia Kukulka to Attorneys Title Co., Inc., Trustee, to secure to Home Federal Savings & Loan Association payment on the promissory note in the original amount of $34,900 and of record in Book 4877, Page 680, R.O.D.C., TN. Grantees herein agree to expressly assume and pay the balance of said indebtedness.

We further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to said real estate to the said FRANK K. LITTLEJOHN and wife, VELMA P. LITTLEJOHN, their successors and assigns against the lawful claims of all persons.

1022= CONV 40.397.92
1022=STAX 8* 115.44
1022=FeFEE 8* .50
1022= WDEED 8* 4.00 * 119.94

WITNESS our hands this 15 day of December,
1976.

Ronald Kukulka
RONALD KUKULKA

Virginia Kukulka
VIRGINIA KUKULKA

D82365

IDENTIFICATION REFERENCE

DEC 22 11 20 AM '76

CLERK SUPERIOR COURT FULTON CO. GA.

STATE OF Georgia )
)
COUNTY OF Fulton )

Personally appeared before me, Louise E. Wilson, a Notary Public, in and for said County and State, Ronald Kukulka and wife, Virginia Kukulka, the within named Grantors, with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, Ga, this 15 day of December, 1976.

Louise E. Wilson
Notary Public

LOUISE E. WILSON NOTARY PUBLIC FULTON COUNTY

My commission expires:
Notary Public, Georgia, State at Large
My Commission Expires Jan. 13, 1980

STATE OF Georgia )
)
COUNTY OF Fulton )

The actual consideration or value for this transfer is ~~FORTY-FOUR THOUSAND, SEVEN HUNDRED AND NO/100 DOLLARS ($44,700.00)~~. FORTY-FOUR THOUSAND, THREE HUNDRED NINETY-EIGHT AND 92/100 DOLLARS ($44,398.92).

Affiant

Sworn to and subscribed before me
this 15 day of December, 1976.

Louise E. Wilson
Notary Public

My commission expires:
Notary Public, Georgia, State at Large
My Commission Expires Jan. 13, 1980

LOUISE E. WILSON NOTARY PUBLIC FULTON COUNTY