BOOK 5117 PAGE 646

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEB. 1977

Notary Public

MY COMMISSION EXPIRES: 2/22/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 107 Donelson Pike Nashville, Tn. 37214d
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Byrd. (NAME)	Mortgage Associates, Inc. (NAME)	
202 Bonnabrook Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	75-13
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30328 (CITY) (STATE) (ZIP)	19 pm

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, Donald Kohanski and wife, Margaret S. Kohanski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Byrd and wife, Linda Faye Byrd

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 Lot 453 on the Plan of Hermitage Hills, Section V of record in Book 3300, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 453 fronts 70 feet on the northerly margin of Bonnabrook Drive and runs back 152.22 feet on the common line between lots 452 and 453; thence on the easterly margin of said lot 147.5 feet back to a dead line measuring 88.45 feet thereon.

Being the same property conveyed to Donald Kohanski and wife, Margaret S. Kohanski by deed from John W. Bunce and wife, Eva J. Bunce as of record in Book 4494, page 7, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4494, page 9, said Register's Office, and assigned in Book 4496, page 629.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is improved (XX) unimproved ( ) property, known as 202 (House Number) Bonnabrook Drive (Street) Hermitage, Tn. (P. O. Address) 37076 (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 our hand s this 21st day of February, 1977.

Donald Kohanski

Mrs Margaret S. Kohanski

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Kohanski and wife, Margaret S. Kohanski

the bargainor S, 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, Tennessee, this 21st day of February 19 77

Commission expires 6/23/79

E. M. Wilkerson
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

WARRANTY DEED

FROM
Donald Kohanski et ux

TO
James R. Byrd et ux

D 90554

IDENTIF. REFERENCE

FEB 23 1 53 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FEB 23 77	CONV	33,000.00			
FEB 23 77	S'TAX		B*	85.80	
FEB 23 77	PR'FEE		B*	.50	
FEB 23 77	W'DEED		B*	4.00	* 90.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214