This deed prepared by:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

BOOK 5208 PAGE 765

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rudolph J. Krulac, et ux (NAME)	Dobson and Johnson (NAME)	Map 104-15
913 Crownhill Drive (STREET ADDRESS OR ROUTE NUMBER)	Plus Park Blvd. (STREET ADDRESS)	Par 34
Nashville, TN (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37217 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------$10---------- Dollars,

----------Ten and no/100----------

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged, including the assumption of balance due on a note secured by deed of trust of record in Book 4067, page 234, Register's Office for Davidson County, Tennessee, dated October 10, 1966, to secure Dobson and Johnson, on a note in the original amount of $17,600.00 payable as therein specified, Albert Wm. Johnson, Trustee.

WE, Michael L. Speer and wife Mary L. Speer

have this day bargained and sold, and do hereby transfer and convey unto the said Rudolph J. Krulac and wife Jennie B. Krulac

their (~~XXXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, Being Lot No. 43 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, pages 33 and 34, Register's Office for said County.

Said Lot fronts 100 feet on the westerly side of Crownhill Drive, and runs back 153.7 feet on the north line and 149.1 feet on the south line to a dead line in the rear on which it measures 131.9 feet.

Being the same property conveyed to Michael L. Speer and wife Mary L. Speer, by deed from James O. Oatsvall and wife Doris G. Oatsvall of record in Book 4160, page 496, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 48,500.00

Subscribed and sworn to before me, this the 13th day of October 19 77

Affiant Jennie B. Krulac

My commission expires: 2/3/79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 913 Crownhill Drive, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Rudolph J. Krulac and wife Jennie B. Krulac

their (~~XXXXXX~~),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except deed of trust assumed above.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rudolph J. Krulac and wife Jennie B. Krulac

their

(~~XXXXXX~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 13th *day of* October, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael L. Speer

Michael L. Speer

Mary L. Speer

Mary L. Speer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael L. Speer and Mary L. Speer

the within named 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 13th day of October, 19 77

Commission expires 2/3/79

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

OCT 14 77	CONV	48,500.00			
OCT 14 77	S'TAX		C*	126.10	
OCT 14 77	PR'FEE		B*	.50	
OCT 14 77	W'DEED		R*	4.00	* 130.60

WARRANTY DEED

FROM Michael L. Speer, et ux

TO Rudolph J. Krulac, et ux

E 31028

IDENTIF. REFERENCE

Oct 14 9 29 AM '77

REGISTER
DAVIDSON COUNTY

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238