BOOK 5223 PAGE 394

77-11-28
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,700.00

David L. Kovatch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 19 77

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN, 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Kovatch, et ux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	74-4-74
904 Hermitage Ridge (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	4D-66717
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, WILLIAM H. SMITHSON & SONS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID L. KOVATCH and wife, HEIDI J. KOVATCH,

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:

LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of Hermitage Hills, Section 12, of record in Book 4675, page 113, said Register's Office, described as follows:

SAID Lot No. 61 fronts 77.0 feet on the northeasterly side of Hermitage Ridge and extends back 145.18 feet on the northwesterly line and 155.71 feet on the southeasterly line to a broken line in the rear on which it measures 98.35 feet thereon.

BEING part of the same property conveyed to William H. Smithson & Sons, Inc. by deed from Home Federal Savings & Loan Association of Nashville of record in Book 5157, page 951, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4820, page 611, said Register's Office; easements and setback lines as set forth in the above plan of record and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is { unimproved ( ) / improved (XX) } property, known as 904 Hermitage Ridge, Hermitage, TN 37076
(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 its hand this 15th day of November, 19 77

WILLIAM H. SMITHSON & SONS, INC.

By: William H. Smithson

STATE OF TENNESSEE
Davidson County

BOOK 5223 PAGE 395

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 _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
~~Davidson~~ Williamson County

Before me, the undersigned Lucille Fouraker, a Notary Public within and for the State and County aforesaid, personally appeared William H. Smithson and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and _____ respectively of the William H. Smithson & Sons, Inc. the within named bargainor, a corporation, and that (he) ~~(they)~~ as such President 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 William H. Smithson as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin ~~Nashville~~, Tennessee on this the 15th day of November 15, 19 77

My commission expires 4/26/80

Lucille Fouraker
Notary Public

NOTARY PUBLIC WILLIAMSON COUNTY

510992-4

WARRANTY DEED

FROM
WILLIAM H. SMITHSON & SONS, INC.

TO
DAVID L. KOVATCH and wife,
HEIDI J. KOVATCH

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 37278

IDENTIF. REFERENCE

Nov 17 9 53 AM '77

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV17	CONV	35,700.00			
NOV17 S'TAX			B*	92.82	
NOV17 PR'FEE			B*	.50	
NOV17	W'DEED		B*	4.00	* 97.32