This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5225 PAGE 54

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Orville W. Kronk, Sr. et ux	Commerce Union Bank	Map 131-11
(NAME)	(NAME)	
1401 Harding Place	800 Main Street	Parcel 42
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37206	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Orville W. Kronk, Sr. and wife, Iris A. Kronk and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Orville W. Kronk, Sr. and wife, Iris A. Kronk have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $45,300.00, secured by Deed of Trust of record in Book 4813, page 474, Register's Office for Davidson County, Tennessee,

We, Jeffrey Jay Cowan and wife, Lynda Dizack Cowan,

have this day bargained and sold, and do hereby transfer and convey unto the said Orville W. Kronk, Sr. and wife,
Iris A. Kronk,

their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:
Land in Davidson County, Tennessee, being Lot no. 3 on the Plan of Seven Hills Section I, as of record in Book 2133, pages 81 and 82, Register's Office for said County, as follows:
Beginning on the southerly margin of Harding Place, at the corner of Lots Nos. 2 and 3; thence with the line between said two lots southwardly 260 feet to the corner of Lots Nos. 2, 3 and 4; thence with the line between said lots Nos. 3 and 4, southeastwardly 59.3 feet to the northwesterly margin of Shy's Hill Road; thence with same, northeastwardly 34 feet to a concrete monument; thence continuing with the same, northeastwardly 98.8 feet to a concrete monument at the beginning of a slight curve; thence around said curve and continuing with the northwesterly and westerly margin of Shy's Hill Road with a radius of 235.4 feet northwardly 190 feet to a concrete monument; thence continuing with said Road northwardly 10 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet, northwardly 39.3 feet to the southerly margin of Harding Place; thence with same, westwardly 187 feet to the beginning.
Being the same property conveyed to Jeffrey Jay Cowan and wife, Lynda Dizack Cowan by deed from Robert G. Williamson, Jr. and James B. Williamson of record in Book 4813, page 472, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for public utilities, anchor easements, and building setback lines and conditions of owner's certificate, as shown in Book 2133, pages 81 and 82; and restrictive covenants of record in Book 2249, page 192, 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 $ 74,000.00

Subscribed and sworn to before me, this the 21st day of November 19 77

Affiant Orville W. Kronk Sr.

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensley

This is improved (X) unimproved ( ) property, known as 1401 Harding Place, Nashville, Tennessee
(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
Orville W. Kronk, Sr. and wife, Iris A. Kronk,
their *(successors),*
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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Orville W. Kronk, Sr. and wife, Iris A. Kronk,
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 21st day of November, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jeffrey Jay Cowan

Lynda Dizack Cowan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5225 PAGE 55

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Jeffrey Jay Cowan and wife, Lynda Dizack Cowan

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 21st *day of* November, *19* 77.

Mary Ensey
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE

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 .....

NOV21 77	CONV	74-000.00			
NOV21 77	S'TAX		B*	132.40	
NOV21 77	PR'FEE		B*	.50	
NOV21 77	W'DEED		B*	4.00	* 196.90

E 38015

IDENTIF. REFERENCE

Nov 21 3 37 PM '77

FEE ... TER
DA...

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Jeffrey Jay Cowan, et ux

TO
Orville W. Kronk, Sr. et ux

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