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

BOOK 5241 PAGE 802

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Roy D. Green, et ux		Map 145-13
(NAME) 135 Rue de Grande	(NAME) Same	Parcel 30
(STREET ADDRESS OR ROUTE NUMBER) Franklin, Tn. 37064	(STREET ADDRESS)	
(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 Roy D. Green and wife, Laverne M. Green and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Lubomir S. Hnilica and wife, Violette S. Hnilica,

have this day bargained and sold, and do hereby transfer and convey unto the said Roy D. Green and wife, Laverne M. Green,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Tyne Valley Estates, Section 9, as of record in Book 3700, pages 65 and 66, said Register's Office.

Said Lot No. 162 fronts 253 feet on the easterly side of General Forrest Court and extends back 362.5 feet on the northerly line and 415 feet on the southerly line to a dead line measuring 258.60 feet thereon.

Being the same property conveyed to Lubomir S. Hnilica and wife, Violette S. Hnilica, by deed from Philip Maurice Pfeffer and wife, Pamela Korte Pfeffer, of record in Book 4928, page 543, said Register's Office.

This conveyance is made subject to an easement for public utilities and drainage, a utility anchor easement, an easement for a pumphouse, a building setback line, and conditions of owner's certificate, as shown on plan of record in Book 3700, pages 65 and 66; and restrictive covenants of record in Book 4016, page 632, Register's Office for Davidson County, Tennessee.

Violette S. Hnilica and Violette Schlatter Hnilica is one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 9th day of January 19 78

Affiant

My commission expires: 8/12/81 (Affix Seal)

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as ..... (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 Roy D. Green and wife, Laverne M. Green, 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* Roy D. Green and wife, Laverne M. Green, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* December, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lubomir S. Hnilica

Violette Schlatter Hnilica

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TEXAS
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
BEXAR

Sign'd & Ack'd

Personally appeared before me, Sharon Perrotta, *a Notary Public in and for said County and State,* Lubomir S. Hnilica and wife, Violette S. Hnilica

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 San Antonio, Texas XXXXXXXX
this 28 *day of* December, *19*77.

NOTARY PUBLIC
BEXAR COUNTY
BEXAR, TEXAS

Sharon Perrotta
Notary Public
Sharon Perrotta, Notary Public
in and for Bexar County, Texas

Commission expires May 1978

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
AS

WARRANTY DEED

FROM

Lubomir S. Hnilica, et ux

TO

Roy D. Green, et ux

E 45465

IDENTIF. REFERENCE

JAN 10 11 16 AM '78

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

JAN 10 78 CONV 12,000.00
JAN 10 78 S'TAX B* 31.20
JAN 10 78 PR'FEE B* .50
JAN 10 78 W'DEED B* 4.00 * 35.70

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238