THIS INSTRUMENT PREPARED BY: LINDA S. LANE 113 BESS COURT SO. NASHVILLE, TN 37013

BOOK 5277 PAGE 473

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leonard M. & Jane D. Chiriacka	Noel-Palmer Mortgage Company, Inc.	162-6 379 PW
(NAME)	(NAME)	
113 Bess Court, South	Post Office Box 2546	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Nashville, TN 37219	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $36,359.76 (Thirty-Six Thousand Three Hundred Fifty-Nine and 76/100 Dollars, upon the following terms: $6,000.00 (Six Thousand and ~~XXXX~~ No/100) Dollars cash and assuming the unpaid balance of $30,359.76 (Thirty-Thousand Three Hundred Fifty-Nine and 76/100) Dollars per the Deed of Trust of record in Book 4973, Page 321, in the Register's Office for Davidson County, Tennessee which they hereby agree to assume, said Deed of Trust is dated November 29, 1975.

Paul William Lane, Jr. and wife, Linda S. Lane (hereinafter called Grantors) *have this day bargained and sold, and do hereby transfer and convey unto the said* Leonard M. Chiriacka and wife, Jane D. Chiriacka (hereinafter called Grantees), their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Lot No. 74 on the plan of Bess Estates, Section II, of record in Book 4675, Page 5, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1. 1978 Metropolitan-Davidson County Taxes.
2. Restrictions of record in Book 4868, Page 132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald M. Campbell and wife Norma J. Campbell by deed from Forrest Wayne Lumpkins and wife Janice Lumpkins of record in Deed Book 4976, Page 698, Register's Office for Davidson County, Tennessee and subsequently conveyed to Paul William Lane, Jr. and wife, Linda S. Lane by Warranty Deed of record in Book 4991, Page 524, in the 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 $ 36,359.76

Subscribed and sworn to before me, this the 21 day of April 19 78.

Affiant

My commission expires: 8-13-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 113 Bess Court, South, Antioch, 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 Grantees, 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* Grantees *(successors), heirs and assigns, against the lawful claims of all persons.* ~~Said Grantor warrants the title to said property against the claims of all persons, by, through or under said Grantor, but not otherwise.~~

Witness our hand s on this 21 st day of April, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Paul W. Lane, Jr.
PAUL WILLIAM LANE, JR.

Linda S. Lane
LINDA S. LANE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, W. THOMAS SCHMITZ, *a Notary Public in and for said County and State,* Paul William Lane, Jr. and wife, Linda S. Lane,

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* 21 *day of* April, *19* 78.

W. Thomas Schmitz
Notary Public

Commission expires 8-13-78

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 .....

APR 25 78	CONV	36,359.76			
APR 25 78	S'TAX		B*	94.64	
APR 25 78	PR'FEE		B*	.50	
APR 25 78	W'DEED		B*	4.00	* 99.14

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WARRANTY DEED

FROM

PAUL WILLIAM LANE, JR. and wife,

TO

LEONARD M. CHIRIACKA and wife,

JANE D. CHIRIACKA

COUNTY OF DAVIDSON
STATE OF TENNESSEE

IDENTIF. REFERENCE

APR 25 1 31 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

W. THOMAS SCHMITZ
ATTORNEY AT LAW
808 UNITED ARTIST TOWER
50 MUSIC SQUARE WEST
NASHVILLE, TENNESSEE 37203
(615) 320-5103

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