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This instrument prepared by
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Spurlock	Same	Map 71-14
(NAME:)	(NAME:)	
Rt. 3, Lickton Pike	-	Parcel 24 & 26
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn. 37072		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twelve Thousand and No/100---------- ($12,000.00) ---------- *DOLLARS*

The receipt of which is hereby acknowledged,

Joseph Kowalczyk *have bargained and sold, and by these presents do transfer and convey unto the said* Charles Spurlock his *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 two tracts, more fully described as follows:

TRACT NO. 1: Lot Nos. 1 and 2 in J. B. Haynie's Grove Plan Addition to East Nashville, Tennessee, of record in Book 57, page 64, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1 and 2 front together 103.50 feet on the west side of Brick Church Pike and extend back between parallel lines 125 feet to an alley on which it measures 103.5 feet.

Being the same property vested in Hester Allen Kowalczyk as one of the heirs-at-law of Hessie Hewitt Allen, as to a 1/3 undivided interest, and the remaining 2/3 interest in said property having been conveyed to Hester Allen Kowalczyk et vir, Joseph Kowalczyk by three deeds; a quitclaim deed from Lindsley Allen, of record in Book 1726, page 325, Register's Office for Davidson County, and Warranty Deeds from John H. Allen, of record in Book 2292, page 147 and in Book 4043, page 28, Register's Office for Davidson County, Tennessee. The said Hester Allen Kowalczyk having since died and her 1/3 undivided interest having been vested in Joseph Kowalczyk as devisee under the Will of Hester A. Kowalczyk, of record in Will Book 97, page 527, Probate Court of Davidson County, Tenn., Docket No. 54986.

TRACT NO. 2: Lot Nos. 17 and 18 in J. B. Haynie's Grove Plan, of record in Book 57, page 64, Register's Office for Davidson County, more fully described as follows:

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 5th day of May, 19 78

Charles Spurlock
Affiant

My commission expires: 7-22-81
(Affix Seal)

Notary Public

Said Lot Nos. 17 and 18 front together 100 feet on the east side of Evergreen Street and extend back 108 feet on the northerly line and 135 feet on the southerly line to an alley on which it measures 103.5 feet.

Being the same property vested in Hester Allen Kowalczyk as one of the heirs-at-law of Hessie Hewitt Allen, as to a 1/3 undivided interest, and the remaining 2/3 interest in said property having been conveyed to Hester Allen Kowalczyk et vir, Joseph Kowalczyk by three deeds; a quitclaim deed from Lindsley Allen, of record in Book 1726, page 325, a deed from John H. Allen, unmarried, of record in Book 2089, page 69, and a deed from Lindsley Allen, of record in Book 2292, page 145, all of record in Register's Office for Davidson County, Tennessee. The said Hester Allen Kowalczyk having since died and her 1/3 undivided interest having been vested in Joseph Kowalczyk as devisee under the Will of Hester A. Kowalczyk of record in Will Book 97, page 527, Probate Court of Davidson County, Tennessee, Docket No. 54986.

This conveyance is subject to an easement reserved in the Sellers for the express purpose of maintaining a water pipe line through and over Lot No. 2 in J. B. Haynie's Grove Plan Addition to East Nashville, Tennessee, of record in Book 57, page 64, Register's Office for Davidson County, Tennessee, which shall remain in effect as long as the Sellers reside at 101 Fern Avenue. The easement reserved herein is more fully described in Book 1976, page 146, Register's Office for Davidson County, Tennessee.

Lorraine Kowalczyk joins in the execution of this deed for the purpose of conveying any marital rights which she might have in the property.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Spurlock his *heirs and assigns, forever.*

And I *do covenant with the said* Charles Spurlock *that* I *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Joseph Kowalczyk *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles Spurlock *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 5th *day of* May, *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.*

Joseph Kowalczyk
JOSEPH KOWALCZYK

LORRAINE KOWALCZYK
Lorraine Kowalczyk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Joseph Kowalczyk and wife, Lorraine Kowalczyk

*the 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* 5th *day of* May, *19*78.

Jan E. Williams, *Notary Public.*

Commission Expires 7-22-81.

STATE OF
COUNTY OF

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....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

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Mail Grantee's Statement to:
Wellbrooke, Tn 37072

WARRANTY DEED

FROM

JOSEPH KOWALCZYK and wife,

LORRAINE KOWALCZYK

TO

CHARLES SPURLOCK

E 6 4 1 1 4

IDENTIF. REFERENCE

MAY 8 2 28 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-8 78 CONV 12,000.00

MAY-8 78 S'TAX B* 31.20

MAY-8 78 PR'FEE B* .50

MAY-8 78 W'DEED B* 8.00 * 39.70

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