73-5-51
FORM NO. WD-1

BOOK 5288 PAGE 994

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Barbara Michanowicz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 1978

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(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
FRANK M. MICHANOWICZ ETUX (NAME)	FIRST FEDERAL SAVINGS & LOAN ASSN. (NAME)	83-11-113
704 NEWHALL DRIVE (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	15DA-42530
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (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, CLIFTON E. ABEL AND WIFE, RUTHANNA L. ABEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK M. MICHANOWICZ AND WIFE, BARBARA F. MICHANOWICZ

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. 121 on the Plan of Eastland Acres, Section I, as of record in Book 2133, page 103, Register's Office for said County, as follows:

SAID Lot No. 121 fronts 117 feet on the west side of Newhall Drive, and runs back between lines, 293, feet on the north line and 240.2 feet on the south line, to a dead line in the rear on which it measures 72 feet.

BEING the same property conveyed to Clifton E. Abel and wife, Ruthanna L. Abel by deed from Novice J. Cole and Betty Lou Cole, of even date herewith, which is to be recorded in Book 4073, page 922, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to First Federal Savings & Loan Association of Nashville in the original principal amount of $19,500.00, of record in Book 4073, page 923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and setback lines as shown on the Plan of record and restrictive covenants of record in Book 2284, page 612 and a 20 foot permanent easement and sanitary sewers and or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4110, page 778, said Register's Office.

unimproved ( )
This is improved (X) property, known as 704 NEWHALL DRIVE NASHVILLE, TENNESSEE
(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 our hand s/ this 23rd day of May, 19 78

Clifton E Abel
CLIFTON E. ABEL

Ruthanna L. Abel
RUTHANNA L. ABEL

STATE OF TENNESSEE
Davidson County

BOOK 5288 PAGE 995

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLIFTON E. ABEL AND WIFE, RUTHANNA L. ABEL

the bargainorS, 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 23rd day of May, 19 78

Commission expires 11/7/79

Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

FILE IN BOX 4

WARRANTY DEED

FROM

CLIFTON E. ABEL AND WIFE,

RUTHANNA L. ABEL

TO

FRANK M. MICHANOWICZ AND WIFE,

BARBARA F. MICHANOWICZ

E 66897

IDENTIF. REFERENCE

MAY 23 2 32 PM '78

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

MAY23 78	CONV	40,000.00			
MAY23 78	S'TAX		B*	104.00	
MAY23 78	PR'FEE		B*	.50	
MAY23 78	W'DEED		B*	4.00	* 108.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.