his Instrument Prepared By:
yree B. Harris IV
)0 Nashville City Bank Building
ashville, TN 37201

MAP 147-2A
Par 7 Jsl

WARRANTY DEED

FROM: JAMES WILLIAM KOZAK,
an unmarried person

BOOK 5290 PAGE 514

TO: JEANNE B. BROWN,
an unmarried person

Address New Owner(s) As Follows:
MRS. JEANNE B. BROWN
A-7-523 HARDING PL
NASHVILLE, TN. 37214

Send Tax Bills To:
SAME

FOR AND IN CONSIDERATION OF the sum Thirty-One Thousand Five Hundred and no/100 ($31,500.00) Dollars, the receipt of which is hereby acknowledged, James William Kozak, an unmarried person, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto the said Jeanne B. Brown, an unmarried person, her heirs and assigns, hereinafter called "Grantee", a certain condominium apartment in Davidson County, Tennessee, described as follows: Unit Number 7, Building Number A in The Coach House, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4809, page 829, Register's Office for Davidson County, Tennessee, and as shown on the plat of The Coach House, or record in Book 4675, page 107, in said Register's Office, to which reference is hereby made, said Master Deed being amended by instrument of record in Book 4813, page 964.

Being the same property conveyed to James William Kozak, an unmarried person by deed from John Noel, III, Trustee, of record in Book 4938, page 128, said Register's Office.

This is improved property known as Apartment 7, The Coach House, 523 Harding Place, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD to the said Grantee, her heirs, and assigns, said real estate with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever, Grantor covenants that he is lawfully seized and possessed of said condominium unit in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. All terms and provisions of the Master Deed and By-Laws for the Coach House, a condominium, of record in Book 4809, page 829, Register's Office for Davidson County, Tennessee.
2. All terms and provisions of the Charter of The Coach House Association, Inc., of record in Corporate Book Volume 0-29, page 7299, in the office of the Secretary of the State of Tennessee, and in Book 4813, page 686, Register's Office for Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.
3. All easements and restrictions as set forth in the plan of record for The Coach House, of record in Book 4675, page 107, in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his successors in trust and assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns against the lawful claims of all persons.

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound to the foregoing instruments creating The Coach House, a condominium, and The Coach House Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by The Coach House, a condominium or by The Coach House Association, Inc., or their successors or assigns.

IN WITNESS WHEREOF, the parties have executed this instrument on this 10th day of May, 1978.

James William Kozak

James William Kozak, an unmarried person
"Grantor"

Jeanne B. Brown

Jeanne B. Brown, an unmarried person
"Grantee"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $31,500.00.

Jeanne B. Brown
Affiant

Sworn to and subscribed before me on this 10th day of May, 1978.

Martha V Moore
Notary Public

My Commission Expires: Nov 26 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Martha B. Bills, a Notary Public in and for said County and State, the within named JAMES WILLIAM KOZAK, an unmarried person, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 1978.

Martha B. Bills
Notary Public

My Commission Expires: May 2 1981

MARTHA B. BILLS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

E 6.7.5.9 7.

IDENTIFICATION REFERENCE
MAY 26 10 47 AM '78
FELIX Z. HUDDLESTON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSION

Personally appeared before me, Martha T. Moore, a Notary Public in and for said County and State, the within named JEANNE B. BROWN, an unmarried person, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tn, this 10th day of May, 1978.

Martha T. Moore
Notary Public

MARTHA T. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: Nov 26 1979

MAY26 78	CONV	31,500.00				
MAY26 78 S'TAX			B*	81.90		
MAY26 78 PR'FEE			B*	.50		
MAY26 78	W'DEED		B*	6.00	*	88.40