Prepared by: Barry W. Bedford
Attorney at Law
First American Center
18th Floor
Nashville, TN 37238

BOOK 5300 PAGE 398

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald J. Sofka et ux.	First Federal of Nashville	
(NAME) 5916 Robert E. Lee Drive	(NAME) Union at Fourth	FH-20596
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS) Nashville, TN 37219	
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount of $60,700.00 to First Federal Savings and Loan Association, secured by a deed of trust to T. I. Holman, Jr., Trustee, of record in Book 5053, page 173, Register's Office for Davidson County, Tennessee.

We, H. Alan Arfken, Jr. and wife, Deborah E. Arfken,

have this day bargained and sold, and do hereby transfer and convey unto the said

Ronald J. Sofka and wife, Carole A. Sofka, their

(successors), heirs and assigns,

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

LAND in Davidson County, Tennessee, being Lot No. 148 on the Plan of Tyne Valley Estates, Section IX, as of record in Book 3700, pages 65 and 66, Register's Office for said County.

SAID Lot No. 148 fronts 155 feet on the north side of Robert E. Lee Drive and runs back 395.1 feet on the west line and 309 feet on the east line to a dead line in the rear, which is a broken line, measuring 279.44 feet thereon.

BEING the same property conveyed to H. Alan Arfken, Jr., and wife, Deborah E. Arfken by deed from Robert C. Williams and wife, Anna S. Williams as of record in Book 5053, page 171, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $93,500.00

Subscribed and sworn to before me, this the 19 day of June 19 78

Affiant

My commission expires: 8-29-79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 5916 Robert E. Lee Dr., Nashville, TN 37215
(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

Ronald J. Sofka and wife, Carole A. Sofka, 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.,* except as herein mentioned.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 19th *day of* June, 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.*

H. Alan Arfken

(H. Alan Arfken, Jr.)

Deborah E. Arfken

(Deborah E. Arfken)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* H. Alan Arfken, Jr. and wife, Deborah E. Arfken

*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* 19 *day of* June, 1978.

Barry W. Bedford
Notary Public

BARRY W. BEDFORD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 8-29-79

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 .....

JUN 19 78 CONV 93,500.00
JUN 19 78 S'TAX B* 243.10
JUN 19 78 PR'FEE B* .50
JUN 19 78 W'DEED B* 4.00 * 247.60

WARRANTY DEED

FROM
H. Alan Arfken, Jr. et ux.
TO
Ronald J. Sofka et ux.

E 7.1900.

IDENTIF. REFERENCE

JUN 19 1 30 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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