File pg 2

WARRANTY DEED

BOOK 5318 PAGE 658

FROM RUDY VRANES, AND PAIRICIA A. VRANES HIS WIFE

ADDRESS NEW OWNER(S) AS FOLLOWS:	WALTER C. PROCHNA UNMARRIED 2449 BROADVIEW DRIVE NASHVILLE, TENNESSEE 37217
SEND TAX BILLS TO:	THE CHAMBERLAIN COMPANY P.O. BOX 8254 CHATTANOOGA, TENNESSEE 37411
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 PARKWAY TOWERS NASHVILLE, TENNESSEE 37219
MAP-PARCEL NOS:	149-3 3

E 80030 T IDENTIF. REFERENCE

AUG 1 9 21 AM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF ...DAVIDSON.....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ..49,000.00..... Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ...JULY... DAY OF 1978

Thomas D. Gupton
NOTARY PUBLIC

My Commission Expires Nov 12 1980

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN DOLLARS AND NO\100------

----------($10.00)---------- DOLLARS

CASH IN HAND PAID BY WALTER C PROCHNA, UNMARRIED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

RUDY VRANES, AND PAIRICIA A. VRANES HIS WIFE

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

WALTER C. PROCHNA UNMARRIED

..... their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in ..... County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 425 ON THE PLAN OF EDGE-O-LAKE ESTATES, OF RECORD IN BOOK 3700, PAGES 15 AND 16, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 425 FRONTS 95 FEET ON THE SOUTHWESTERLY SIDE OF BROADVIEW DRIVE AND EXTENDS BACK 168.87 FEET ON THE NORTHWESTERLY LINE AND 103.00 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 98.97 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RUDY VRANES AND WIFE, PAIRICIA A. VRANES BY DEED FROM JAMES H. WELLS AND WIFE, PAISY WELLS, OF RECORD IN BOOK 4705, PAGE 210, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AUG-1 78	CONV	49,000.00			
AUG-1 78	S'TAX		B* 127.40		
AUG-1 78	PR'FEE		B* .50		
AUG-1 78	W'DEED		B* 4.00	*	131.90

unimproved ( )
This is improved (XX) property, known as 2449 BROADVIEW DRIVE, NASHVILLE, TENNESSEE 37217
Number Street City State 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 WALTER C. PROCHNA UNMARRIED ..... HIS ..... heirs, successors and assigns, forever.

AND WE ..... do covenant with the said WALTER C. PROCHNA UNMARRIED ..... 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 except of record.

AND WE, RUDY VRANES, AND PATRICIA A. VRANES HIS WIFE ..... do(es) further covenant and bind OURSELVES, OUR ..... heirs and representatives, to WARRANT and forever defend the title to the said land to the said WALTER C. PROCHNA UNMARRIED ..... HIS ..... heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR ..... hand S ..... this 28TH ..... day of ..... JULY 1978

Rudy Vranes
RUDY VRANES,

Patricia A. Vranes
PAIRICIA A. VRANES

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

RUDY VRANES, PATRICIA A. VRANES,

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ..... City ..... State

this 28 ..... day of JULY 78

NOV 12, 1980 ..... Commission Expires

Thomas D. Gupton ..... Notary Public

THOMAS D. GUPTON NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE AT LARGE

(AFFIX SEAL)

{STATE OF ..... ; COUNTY OF ..... } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) ..... of the ..... , a corporation, the within named bargainer, and that ..... he as such (Title) ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as (Title) .....

WITNESS my hand and seal, at office in CITY: ..... STATE: .....

this ..... day of ..... 19 .....

..... Commission Expires ..... Notary Public

(AFFIX SEAL)