This Instrument prepared by Ward DeWitt, Jr., 26th Fl., L & C Twr., Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George D. Kallas, et ux	Home Federal S/L Assn.	2D-62085
(NAME)	(NAME)	
2809 Desplane Drive	Home Federal Twr.-230 4th Ave.	150-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	174
Nashville, Tenn. 37217	Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars---------- cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption ~~thereof~~ of one certain Trust Deed dated September 26, 1972, and filed for record September 27, 1972, in the office of the Register of Deeds of Davidson County, Tennessee in Book 4641, Page 382, and note of even date thereby secured, in the original principal amount of Twenty-seven Thousand Three-Hundred Fifty ($27,350.00) Dollars payable to Home Federal Savings & Loan Association, which debt the grantees herein, George D. Kallas and wife, Marjorie I. Kallas, assume and agree to pay as part payment of the purchase price, and the further assumption by the grantees of the obligations of Carl Anthony Nowak, Sr. and wife, Teresa J. Nowak, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned, we, Carl Anthony Nowak, Sr. ~~have this day bargained and sold, and do hereby transfer and convey unto the said~~ and wife, Teresa J. Nowak have this day bargained and sold, and do hereby transfer and convey unto the said George D. Kallas and wife, Marjorie I. Kallas, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: ~~(successors), heirs and assigns. certain real estate in Davidson County, Tennessee, as follows:~~

Lot No. 760, Section XVII, Edge-O-Lake Estates, as of record in Book 4460, page 44, Register's Office of Davidson County, Tennessee to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Carl Anthony Nowak, Sr. and wife, Teresa J. Nowak, by deed from Jack Williams and wife, Frances E. Williams, of record in Book 4641, page 380, in said Register's Office.

CHARLTON TITLE SERVICE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,250.00

Subscribed and sworn to before me, this the 11th day of August 19 78

Affiant

My commission expires: 11-12-80 (Affix Seal)

Notary Public

This is ~~unimproved~~ ( ) improved (X) property, known as 2809 Desplane Drive, Nashville, Tennessee 37217 (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 George D. Kallas and wife, Marjorie I. Kallas, their ---------- ~~heirs~~

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 above set out and taxes for the current year which have been pro-rated and assumed by the grantees herein.

We *further covenant and bind* ourselves, and our ---------- *heirs and representatives, to warrant and forever defend the title to said real estate to said* George D. Kallas and wife, Marjorie I. Kallas, their ---------- ~~successors~~ heirs and assigns, *against the lawful claims of all persons.*

Witness our *hand* S this 11th *day of* August, 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.*

Carl Anthony Nowak, Sr.

Carl Anthony Nowak, Sr.

Teresa J. Nowak

Teresa J. Nowak

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jackie A. Charlton, a Notary Public in and for said County and State, Carl Anthony Nowak, Sr. and wife, Teresa J. Nowak

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 11 day of August, 19 78.

Commission expires 11-12-80

Jackie A. Charlton
Notary Public

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.....

WARRANTY DEED

FROM

CARL ANTHONY NOWAK,SR. et ux

TO

GEORGE D. KALLAS, et ux

Mail to:
Charlton Realty Company
490 Bell Road
Nashville, Tennessee 37217

F 83352

IDENTIF. REFERENCE

AUG 17 10 05 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238

AUG 17 78	CONV	42,250.00			
AUG 17 78	S'TAX		B*	109.72	
AUG 17 78	PR'FEE		B*	.50	
AUG 17 78	W'DEED		B*	4.00	* 114.22