WARRANTY DEED

BOOK 5341 PAGE 706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Walter A. Kotanko
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 1978

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: October 18, 1978
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALTER A. KOTANKO, et ux (NAME)	FIRST FEDERAL SAVINGS & LOAN (NAME)	11D 92073
412 Quanto Court (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union (STREET ADDRESS)	53-5
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	27

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, PHAIZE J. SALHANY and wife, DOROTHY J. SALHANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER A. KOTANKO and wife, VERA J. KOTANKO

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:

Being Lot No. 117 on the Plan of Sequoia Valley, Section 3, of record in Plat Book 4460, page 83, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Phaize J. Salhany and wife, Dorothy J. Salhany by deed from Kathryn Patricia Reed Johnson and husband, H. A. Johnson, Jr. of record in Book 5204, page 530, Register's Office for Davidson County, Tennessee.

This conveyance is subject to public utilities and drainage easement; anchor easements; and building lines, of record in Plat Book 4460, page 83, said Register's Office.

unimproved ( ) This is improved (X) property, known as 412 Quanto Court, Madison, Tennessee 37115
(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 20th day of September, 1978

Phaize J. Salhany
PHAIZE J. SALHANY

Dorothy J. Salhany
DOROTHY J. SALHANY

BOOK 5341 PAGE 707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phaize J. Salhany and Dorothy J. Salhany

the 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 Goodlettsville, Tennessee this 25th day of September, 1978

Commission Expires October 28, 1978 Douglas N Berry, Notary Public.

STATE OF
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 purpose 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

E 90374 Xmail and

IDENTIF. REFERENCE

SEP 25 9 39 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 25 78	CONV	64,000.00			
SEP 25 78	S'TAX		B*	166.40	
SEP 25 78	PR'FEE		B*	.50	
SEP 25 78	W'DEED		B*	4.00	* 170.90

WARRANTY DEED

FROM
PHAIZE J. SALHANY, et ux

TO
WALTER KOTANKO, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York