BOOK 5375 PAGE 644

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Marie Valput
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 1978.

W. K. Dozier, Jr.
Notary Public

MY COMMISSION EXPIRES: May 13, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie Valput (NAME)	Gurtice Hayes (NAME)	MAP 71-14
101 Fern Avenue (STREET ADDRESS OR ROUTE NUMBER)	923 Thomas Avenue (STREET ADDRESS)	PAR 21 & 22
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37216 (CITY) (STATE) (ZIP)	12-D-60840 13-DA 00720

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, Joseph Kowalczyk and wife, Lorraine Kowalczyk

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marie Valput, a widow

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lots No's. 15, 20, 21 and 22, on the Map of Haynie's Grove Plan of Lots, as of record in Book 57, page 64, Register's Office for Davidson County, Tennessee.

Said Lots 20, 21 and 22 front 50 feet each on the west side of Evergreen Avenue and extend back between parallel lines, 125 feet to an alley; Lot No. 22 extending back with the northerly margin of Fern Avenue.

Being the same property conveyed to Hester Allen Kowalczyk, et vir Joseph Kowalczyk by deed of record in Book 4189, page 185, the said Hester Allen Kowalczyk, now deceased, as evidenced by Tennessee Department of Public Health Certificate of Death File No. 69-019966.

Said Lot No. 15 fronts 50 feet on the easterly side of Evergreen Avenue and runs back 125 feet on the northerly line and 162 feet on the southerly line with the northerly margin of Fern Avenue to an alley.

Said Lot No. 15 was conveyed to Joseph Kowalczyk, et ux Hester Allen Kowalczyk, now deceased, by deed from Dora E. Carson, of record in Book 2342, page 335, Register's Office for Davidson County, Tennessee.

Subject to all restrictions and easementsof record.

This is unimproved ( ) improved (X) property, known as 101 Fern Avenue, Nashville, Tennessee 37206
(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 14th day of December, 1978

Joseph Kowalczyk
JOSEPH KOWALCZYK

Lorraine Kowalczyk
LORRAINE KOWALCZYK

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Kowalczyk and wife, Lorraine Kowalczyk

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 Nashville, Tennessee, this 14th day of December 19 78

Commission expires May 13, 1979

W. K. Georgas, Jr.
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM
Joseph Kowalczyk, et ux

TO
Marie Valput

F. 0 5 3 9 7.

IDENTIF. REFERENCE

Dec 15 1 13 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Please return to:

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

DEC 15 78	CONV	16,000.00			
DEC 15 78 S'TAX			B*	41.60	
DEC 15 78 PR'FEE			B*	.50	
DEC 15 78	W'DEED		B*	4.00	* 46.10