This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5455 PAGE 206

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leonard Chiriacka and wife, Jane Chiriacka	CHAMBERLAIN MTG	133-12-179
(NAME) 413 DAWN DRIVE	(NAME) P.O. Box 8254	
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENNESSEE	(STREET ADDRESS) CHATTANOOGA, TN 37411	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Leonard Chiriacka and wife, Jane Chiriacka and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Leonard Chiriacka and wife, Jane Chiriacka have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $34,500.00, secured by deed of trust of record in Book 5218, page 1, Register's Office for Davidson County, Tennessee,

We, Lelas D. Macon, Jr. and wife, Fontelle E. Macon

have this day bargained and sold, and do hereby transfer and convey unto the said Leonard Chiriacka and wife, Jane Chiriacka

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 7 on the Plan of Greenwood Hills, Section 2, as of record in Book 4955, page 31, Register's Office for Davidson County, Tennessee.
Said Lot No. 7 fronts 73 feet on the westerly side of Dawn Drive and extends back 208.30 feet on the northerly line and 180.85 feet on the southerly line to a dead line measuring 78.10 feet thereon.

Being the same property conveyed to Lelas D. Macon, Jr. and wife, Fontelle E. Macon by deed from Fred Sloan, Jr. and wife, Margaret L. Sloan of record in Book 5217, page 998, said Register's Office.

This conveyance is subject to a 10-foot easement for public utilities and drainage, 10-foot drainage easement along the northwest line, 2.5 x 30-foot utility anchor easement and a sewer easement, 30-foot setback line from Dawn Drive, and conditions of Owner's Certificate of record in Book 4955, page 31, said Register's Office; and restrictive covenants of record in Book 5071, page 50, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Subscribed and sworn to before me, this the 22 day of June 19 79

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

NOTARY PUBLIC

unimproved ( )
This is improved (XX) property, known as 413 Dawn Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 for 1979 taxes, which are transferred in escrow.

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.

Whenever 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 hands this 22nd *day of* June, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lelas D. Macon, Jr.

Lelas D. Macon, Jr.

Fontelle E. Macon

Fontelle E. Macon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Nancy Likens *a Notary Public in and for said County and State,* Lelas D. Macon, Jr. and wife, Fontelle E. Macon

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* 22 *day of* June, *19* 79.

Commission expires 4/18/82 *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*.....

Commission expires ..... *Notary Public*

F-36432

IDENTIF. REFERENCE

JUN 25 3 33 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
~~NASHVILLE, TENN. 37236~~

WARRANTY DEED #936764

FROM
Lelas D. Macon, Jr. and wife,
Fontelle E. Macon

TO
Leonard Chiriacka and wife,
Jane Chiriacka

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5455 PAGE 208

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TO - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

42000.00- CO
109.20 CO TX
.50 PRFE
4.00 WDEED
CHECK 113.70-
1881A06/25/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 36432

IDENTIF. REFERENCE

JUN 25 3 33 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 692743