15-64-244

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Richard J. Kosmar	Security Federal Savings & Loan Assoc.	53-9-39
(NAME)	(NAME)	
1430 E. Cedar Ln.	4235 Hillsboro Road	11D-91561
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115	Nashville, Tennessee 37215	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5635 PAGE 162

For and in consideration of the sum of ($10.00) TEN AND NO/100 DOLLARS

Cash in hand paid by RICHARD J. KOSMAR, and other good and valuable considerations, the receipt of which is hereby acknowledged,

JACK DRIVER AND SON, INC., a Tennessee Corporation,

have bargained and sold, and by these presents do transfer and convey unto the said

RICHARD J. KOSMAR

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 1430 of Neely's Bend Villas, as of record in Book 5200, page 262, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being part of the same property conveyed to Jack Driver and Son, Inc., a Tennessee Corporation, by deed from Wallace R. Driver and wife, Lucille C. Driver, and William H. Howell, Trustee, of record in Book 5555, page 90, said Register's Office.

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to said unit.

This conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Section 64-2701, et seq. of the Tennessee Code Annotated; to the By-Laws for administration thereof; to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime with respect to Neely's Bend Villas, of record in Book 5625, page 1, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1430 East Cedar Ln. (House Number) (Street)
Madison, Tn. 37115
(P. O. Address) (City or Town) (Zip Code)

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.

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 7th day of August, 1980.

Jack Driver and Son, Inc.,

BY: Donald Driver, Pres.

BOOK 5635 PAGE 169

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth Driver ~~XXX~~ Treas. ~~XXX~~ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be ~~XXX~~ _____ ~~XXX~~ ~~respectively~~ of the Jack Driver and Son, Inc., the within named bargainor, a corporation, and that he as such Treas. ~~XXX~~, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Kenneth Driver as such Treas. ~~and acknowledged the same to be the act and deed of said corporation.~~

Witness my hand and seal, at office in Donelson, Tennessee, this 7th day of August, 19 80.

Paul D. Reagan
Notary Public

Commission expires May 31, 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 49,950.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard J. Kosmar

Sworn to and subscribed before me this 7th day of August, 19 80.

Paul D. Reagan

My commission expires May 31, 1982 Notary Public

This instrument was prepared by:
R. Garry Chaffin, Attorney, Suite 206, 4235 Hillsboro Road, Nashville, Tennessee 37215
Name Address

WARRANTY DEED

FROM JACK DRIVER AND SON, INC. a Tennessee Corporation

TO RICHARD J. KOSMAR

G01670

MAIL ENV.

IDENTIF. REFERENCE

AUG 11 8 22 AM '80

FELIX Z. WILSON, REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
114 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5635 PAGE 170

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

49550.00- CO
129.74 CO TX
.50 PRFEE
6.00 WDEED
CHECK 136.24-
4700A08/11/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O.I.6.7.0

IDENTIF. REFERENCE

AUG 11 8 22 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 772808