Prepared by:
Ava Nell Timoschuk
Alpine Terrace
Nashville, TN 37218

BOOK 5644 PAGE 714

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ava Nell Timoschuk	Home Federal Savings & Loan Assn.	
(NAME) 4544 Xavier Drive	(NAME) 230 Fourth Avenue North	148-08 -130
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee, 37013	(STREET ADDRESS) Nashville, Tennessee, 37219	24K 2341 BF
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-five hundred dollars ($2,500.00) *Dollars,*

Cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We James A. Towry & Mary Melissa Towry hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Ava Nell Timoschuk *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 106, Section 2, as recorded in Book 4798, Page 325, RODC, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 106, on the Plan of Oakwood Terrace, Section II, as of record in Book 4460, pages 118 & 119, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Williamsburg Corporation by quitclaim deed from Marion Thurman and wife, Eva M. Thurman, of 4586, page 833, said Register's Office.

Also, being the same property convey to James A. Towry, et ux, by deed from Williamsburg Corporation, of Book 4798, Page 325, RODC, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 36,900.00

Subscribed and sworn to before me, this the 6th day of April 19 76

Ava Nell Timoschuk (Grantee)
Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 4544 Xavier Drive, Antioch, Tennessee 37013
(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 Grantees

their *(successors),*

heirs and assigns forever. & We do *covenant that* the Grantees *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

to
right / *further covenant and bind* ourselves, & our *heirs and representatives, to warrant and*

forever defend the title to said real estate to said Grantees (Ava Nell Timoschuk)

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this sixth day of April, 19 76, *the party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James A. Towry (Grantor

Mary Melissa Towry Grantor)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gayla M. Moore, a Notary Public in and for said County and State, James A. Towry and Mary Melissa Towry

the within named bargainors, 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 6 day of April, 1976

Gayla M. Moore, Notary Public

Commission expires March 16, 1980

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 36,900.00
Ava Nell Timoschuk
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 1980.
E Brashears
Deputy Register

G.O. 5-2-86

IDENTIF. REFERENCE

AUG 29 3 24 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
James A. Towry & Mary Melissa Towry

TO
Ava Nell Timoschuk

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			36900.00- CO	
			95.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	102.44-
9182A	08/29/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 5 2 8 6

IDENTIF. REFERENCE T

AUG 29 3 24 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 777149