FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.

Ann M. McKennard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 1984.

Nick Tobin
Notary Public

MY COMMISSION EXPIRES: [illegible], 1987

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Howard M. Taradash, Attorney, 338-46th Ave. No., Nashville, TN 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Phil ip Kozak, et ux	Same	Map 130-3
(NAME)	(NAME)	
617 Royal Oaks Place		Parcel 61
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Dewitt Kennard and wife, Marcia Kennard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall Phil ip Kozak and wife, Currin Mifflin Kozak

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. 3 of Section A on the Map of the Resubdivision of part of Royal Oaks, of record in Book 1424, page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 100.13 feet on the westerly side of Royal Oaks Place and runs back 223.5 feet on the northerly line and 225 feet on the southerly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Dewitt Kennard and wife, Marcia Kennard, by deed from Hamilton Gayden, Jr., and wife, Patricia G. Gayden, of record in Book 4937, page 537, Register's Office for Davidson County, Tennessee.

This conveyance subject to:
(1) Nashville, Davidson County, Metropolitan Government taxes for 1984 which have been prorated.
(2) Restrictive covenants of record in Book 1906, page 373, Register's Office, Davidson County, Tennessee.
(3) Easement of record, Book 5787, page 308, Register's Office, Davidson County, Tennessee.
(4) Plan of record in Book 1424, page 28, Register's Office, Davidson County, Tennessee.

2706 IDENTIF. REFERENCE
JUN 5 3 17 PM '84
FILED AND RECORDED BY REGISTER
DAVIDSON COUNTY, TN
RUSH

This is unimproved (x) improved ( ) property, known as 617 Royal Oaks Place, Nashville, Tennessee 37205
(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 31 day of May, 19 84

Dewitt Kennard
DEWITT KENNARD

Marcia Kennard
MARCIA KENNARD

06/05 287.00
I 2536

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Dewitt Kennard and wife, Marcia Kennard

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 31 day of May 1984

Commission expires 1-18-87

[illegible]
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
DEWITT KENNARD, ET UX

TO
RANDALL PHILIP KOZAK, ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			108000.00- CAMT.	
			260.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	267.30-
			2536A06/05/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

127066

IDENTIF. REFERENCE

JUN 5 3 17 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0041911