WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Chopyak and wife, Harolene L. Chopyak	SAME	Map 144-12
5918 E. Ashland Dr.	(NAME)	Parcel 34
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37215		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6318 PAGE 51

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, Edgar Powers, Jr. and wife, Ina M. Powers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Chopyak and wife, Harolene L. Chopyak

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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Otter Creek Hills, as of record in Book 2900, pages 110 and 111, and amended in Book 3130, page 92, Register's Office for Davidson County, Tennessee.

Said Lot fronts 215 feet on the southerly side of East Ashland Drive, and extends back 290 feet on the easterly line and 363 feet on the westerly line, to a dead line in the rear on which it measures 135 feet thereon.

Being the same property conveyed to Edgar Powers, Jr. and wife, Ina M. Powers, by deed from Otter Creek Company, of record in Book 3341, page 427, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1984 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 3255, page 387, said Register's Office.

3. The Plan of record in Book 2900, pages 110 and 111, and amended in Book 3130, page 92, said Register's Office.

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IDENTIF. REFERENCE

JUN 18 2 54 PM '84

FEE $ ... DAVIDSON COUNTY, TN

unimproved ( )
This is improved(XX) property, known as 5918 E. Ashland Drive, Nashville, Tennessee 37215
(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 successors, assigns 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 hands this 15th day of June, 1984

Edgar Powers, Jr.

Ina M. Powers

06/18 3:31:59 - CHECK

5942

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5318 PAGE 52

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edgar Powers, Jr. and wife, Ina M. Powers, the 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 15 day of June, 19 84

Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

STATE OF _____)

COUNTY OF _____)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Edgar Powers, Jr. and wife,
Ina M. Powers

TO
Richard A. Chopyak and wife,
Harolene L. Chopyak

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 125,000.00

Richard A Chopyak

Subscribed and sworn to before me this 15 day of June, 19 84

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6318 PAGE 53

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
			125000.00- CONT.	
			325.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	331.50-
5942A06/18/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 9 8 9 5

IDENTIF. REFERENCE

JUN 19 2 54 PM '84

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

No. 0045214