G1246065

B0F33

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 84

Notary Public

MY COMMISSION EXPIRES: 4-8-84

(AFFIX SEAL)

CHICAGO TITLE INSURANCE CO.
FIRST AMERICAN CENTER
DEADRICK STREET
NASHVILLE, TENNESSEE 37238

BOOK 6330 PAGE 750

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., 2002 Richard Jones Rd., C-301, Nashville, TN 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Terry J. Kulbaba (NAME) | Leader Federal Savings & Loan Association (NAME) | ~~116-3-39~~ |
| 235 Westchase Dr. (STREET ADDRESS OR ROUTE NUMBER) | 158 Madison Avenue (STREET ADDRESS) | ~~7DA-30860~~ |
| Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38103 (CITY) (STATE) (ZIP) | 116-3-F 33 |

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, Westchase, A Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry J. Kulbaba and wife, Florence A. Kulbaba

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 Unit No. 235 on the Plan of Westchase, Phase 2, of record in Book 6250, Page 43, said Register's Office, to which reference is hereby made for a more cmpl complete and accurate legal description.

BEING part of the same property conveyed to Westchase, a Joint Venture by deed of record in Book 5947, Page 272, said Register's Office for Davidson County, Tennessee.

07/03 286.26 CHEC K

This is improved ( X ) unimproved ( ) property, known as 235 Westchase Dr., Nashville, TN 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 my hand this 15th day of June, 19 84

Westchase Joint Venture by James P. McCann

578

STATE OF TENNESSEE
Davidson County

BOOK 6330 PAGE 751

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James P. McCann and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the authorized agent of Lauter Enterprises, a joint venture and _____ respectively of the Westchase, A Joint Venture the within named bargainor, a corporation, and that (he) as such authorized agent of Lauter Enterprises, a joint venture 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 James P. McCann as such authorized agent of Lauter Enterprises, a joint venture and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 15th day of June, 19 84.

My commission expires 4-11-87

_____
Notary Public

WARRANTY DEED

FROM

TO

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

IDENTIF. REFERENCE:

I 3 3 8 2 0

JUL 3 2 08 PM '84

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6330 PAGE 752

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

107600.00- CAMT.
279.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 286.26-
0578A07/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

133820

IDENTIF. REFERENCE

JUL 3 2 08 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0049730