This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6475 PAGE 602

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 1985

Notary Public

MY COMMISSION EXPIRES: 4-6-87

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GEORGE KRATOCHVIL, et ux	METROPOLITAN FEDERAL SAVINGS & LOAN ASSN.	33-4
(NAME)	(NAME)	
600 Alta Loma Road	430 4th Ave. No.	Par 66 &
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn. 37072	Nashville, Tennessee 37219	GO 4516
(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, MATALENE A. RICE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE KRATOCHVIL and wife, KATHY KRATOCHVIL

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 on the Plan of Goodlettsville Heights, Section V, of record in Book 2083, page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 108 feet on the northerly side of Alta Loma Road, and runs back between lines, 350 feet on the easterly line, and around a curved line, 39.3 feet and on the westerly line, 325 feet to a dead line in the rear on which it measures 133 feet.

INCLUDED in the above description but EXCLUDED from this conveyance is 0.07 acres more or less conveyed to the Department of Highways and Public Works, Davidson County, Tennessee, by deed of record in Book 3799, page 712, Register's Office for said County, from G. T. Hamsley and wife, Marie Hamsley.

Being the same property conveyed to John B. Rice and wife, Matalene H. Rice, by deed from G. T. Hamsley and wife, Marie Hamsley, of record in Book 4407, page 547, Register's Office for Davidson County, Tennessee, John B Rice having since died.

unimproved ( )
This is improved (X) property, known as 600 Alta Loma Road, Goodlettsville, Tn. 37072
(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 16th day of January, 19 85

Matalene A. Rice
MATALENE A. RICE

4379 01/17 '85 4:49 - CHECK

BOOK 6476 PAGE 603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matalene A. Rice

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of January, 1985.

Commission Expires 11-1-87 Heather Potts, Notary Public

STATE OF _____

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

My commission expires _____ _____ Notary Public

I 7 7 4 5 0

T IDENTIF. REFERENCE

JAN 17 12 19 PM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6476 PAGE 604

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
			57300.00- CAMT.	
			148.98 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 155.48-	
4379A01/17/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 7 4 5 0

IDENTIF. T REFERENCE

JAN 17 12 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101975