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

WARRANTY DEED

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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 $ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 19 86

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARBARA JEAN MINCHEY, et al (NAME)	OWNERS (NAME)	52-1
766 Oakdell Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	244
Madison, Tn. 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	11D 77325

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, DAVID DURICHEK, MARY ANN DURICHEK and JOSEPHINE DURICHEK LUSTY, all the heirs-at-law of TESSIE I. DURICHEK, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA JEAN MINCHEY, MARGARET HONEYCUTT and WANDA L. HOUSE, tenants in common,

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 the north half of Lot No. 4 and South 37½ feet of Lot No. 5 on the Resubdivision of Power and Roth's Subdivision at Madison, Block "A", of record in Book 843, page 75, Register's Office for Davidson County, Tennessee, and further described as follows:

Said parts of said lots adjoin and front together 62½ feet on the westerly side of Oakdell Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Joseph S. Durichek and wife, Tessie I. Durichek, by deed from W. C. Gober, unmarried, of record in Book 3618, page 181, Register's Office for Davidson County, Tennessee. The said Joseph S. Durichek and Tessie I. Durichek have since died. Joseph S. Duricheck predeceased Tessie I. Durichek leaving the property vested in her as tenants by the entireties. The said Tessie I. Durichek has since died leaving as her heirs-at-law David Durichek, Mary Ann Durichek and Josephine Durichek Lusty.

unimproved ( )
This is improved (X) property, known as 766 Oakdell Avenue, Madison, Tennessee 37115
(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 13th day of January, 19 86

DAVID DURICHEK JOSEPHINE DURICHEK LUSTY MARY ANN DURICHEK

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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 David Durichek and Josephine Durichek Lusty

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 Goodlettsville Tennessee, this 13th day of January, 19 86.

Commission Expires October 19, 1986 , 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

STATE OF OKLAHOMA
COUNTY OF Tulsa

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Mary Ann Durichek, the witnin named 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 seal ag Tulsa, Oklahoma, this 10th day of January, 1986.

NOTARY PUBLIC

My Commission Expires: 8-9-89.

72868

IDENTIFICATION REFERENCE

JAN 31 8 57 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

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

24000.00- CAPT.
62.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 65.90-
07I3AB1/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2868

IDENTIFICATION REFERENCE

JAN 31 8 57 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215348