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WARRANTY DEED

Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
M/M Kenneth Karel Soltys 103 Five Oaks Drive Nashville, Tennessee 37217	Same	107 05A 103

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This Instrument Prepared By:
GORDON & BOITORFF, P.C.
Attorneys at Law
Maryland Manor
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $47,225.41.

Charles A. Blackard Jr
Affiant

Subscribed and sworn to before me this 26th day of June, 1986.

Notary Public

My Commission Expires: 12-5-88

****

FOR AND IN CONSIDERATION of the sum of Forty-Seven Thousand Two Hundred Twenty-Five and 41/100 Dollars ($47,225.41), of which Three Thousand and 00/100 Dollars ($3,000.00) has been paid in cash by KENNETH KAREL SOLTYS and wife BARBARA MARIE SOLTYS, the receipt and sufficiency of which is hereby acknowledged, and the assumption of a certain Deed of Trust of record in Book 6273, page 400, Register's Office, Davidson County, Tennessee, from JANICE A. NICHOLAS to Albert Wm. Johnson, Trustee, to secure to Dobson & Johnson, Inc. the payment of a promissory note in the original principal amount of Forty-Four Thousand Five Hundred Forty-Nine and 00/100 Dollars ($44,549.00), JANICE A. NICHOLAS, has this day bargained and sold, and by these presents does transfer and convey unto KENNETH KAREL SOLTYS and wife, BARBARA MARIE SOLTYS, their heirs and assigns, the following described real property lying and being in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 103 in Five Oaks, a Planned Unit Development as shown on the Plat of record in Book 5200, page 355, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Janice A. Nicholas, unmarried, by deed from Sara Irene Jennett, unmarried, of record in Book 6273, page 397, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, with the appurtenances, estate, title, and interest thereto belonging to the said KENNETH KAREL SOLTYS AND WIFE, BARBARA MARIE SOLTYS, their heirs and assigns, forever.

AND JANICE A. NICHOLAS, does covenant with the said KENNETH KAREL SOLTYS AND WIFE BARBARA MARIE SOLTYS that she is lawfully seized and possessed of said real property in fee simple; has a good right to convey it, and the same is unencumbered except for covenants, conditions and restrictions as contained in the Master Deed for Five Oaks, a planned unit development, as recorded in Book 5781, page 563, Register's Office, Davidson County, Tennessee; terms and provisions as contained in the By-laws of Five Oaks Homeowner's Association as recorded in Book 5781, page 602, said Register's Office; Articles of Incorporation as recorded in Book 5781, page 599, said Register's Office; and all things and matters set forth on the Plan of record in Book 5200, page 355, said Register's office.

AND JANICE A. NICHOLAS, does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said real property to the said KENNETH KAREL SOLTYS AND WIFE BARBARA MARIE SOLTYS, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 26th day of June, 1986.

Janice A. Nicholas
JANICE A. NICHOLAS

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANICE A. NICHOLAS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 26th day of June, 1986.

Francene W Cavin
Notary Public

My Commission Expires: 12-5-88

14696

IDENTIFI REFERENCE

JUN 25 1 42 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SURVEY

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
			47235.41- CO TX	
			122.75 ST TX	
			.50 PRFE	
			6.00 MISC	
			CHECK	122.25-
047|A06/26/86			3%	.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14694

IDENTIFICATION REFERENCE

JUN 26 | 42 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 263941