file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 6924 PAGE 353

ADDRESS NEW OWNER:
Gail Kopcsak & Cynthia Kopcsak
756 Roycroft Place
Nashville, TN 37203

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS:
MAP 105-10
PARCEL 213

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Darius L. Thieme, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gail Kopcsak and Cynthia Kopcsak, as joint tenants, with rights of survivorship,

hereinafter called the Grantee, Grantee's 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. 34 on the plan of S.C. Caldwell's Roycroft Addition, of record in Book 332, page 37, Register's Office for said County.

SAID Lot No. 34 fronts 50.0 feet on the northerly margin of Roycroft Avenue and extends back between parallel lines, 170.00 feet to a 15-foot alley in the rear.

BEING the same property conveyed to Darius L. Thieme by deed from Maggie C. Thacker of record in Book 5942, page 606, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to the restrictive covenants of record in Book 372, page 9, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Maggie C. Thacker of record in Book 5942, page 609, Register's Office for Davidson County, Tennessee.

23092 IDENTIFICATION REFERENCE Jul 22 9 49 AM '86 FELIX Z. WILKINSON JR REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as 756 Roycroft Place, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 21st day of July, 1986.

Darius L. Thieme

Darius L. Thieme

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of July, 1986, before me personally appeared Darius L. Thieme, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 47,500.00 .

_____
Affiant

Subscribed and sworn to before me, this the 21st day of July, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
DARIUS L. THIEME

to:

GAIL KOPCSAK AND CYNTHIA KOPCSAK

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25354

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6924 PAGE 360

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

47500.00- CAMT.
133.00 CSTAX
.50 PRFEE
6.00 MISC
CHECK 139.50-
0273A07/23/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23092

IDENTIFI REFERENCE

JUL 22 9 49 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 273585