SUB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9497 PG 178

ADDRESS NEW OWNER:
David C. Gossard and Keene W. Garrett
2811 Belmont Blvd.
Nashville, Tennessee 37212

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:

MAP	117
GROUP	4
PARCEL	263

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Theodore P. Krakowiak and wife, Laura H. Krakowiak, and Margaret Krakowiak, an unmarried person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David C. Gossard and wife, Keene W. Garrett, 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 the north one-half (1/2) of Lot No. 9 on the Map of Belmont Terrace, of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 50.0 feet on the westerly side of Belmont Boulevard and runs back between parallel lines, 180.0 feet to an alley.

Being the same property conveyed to Theodore P. Krakowiak and wife, Laura H. Krakowiak, and Margaret Krakowiak by deed from First American National Bank, as Trustee of the Residual Trust Under the Will of Roy A. Carter, as of record in Book 8217, page 783, Register's Office for Davidson County, Tennessee.

This is improved property known as 2811 Belmont Blvd., Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which have been paid.
2. All matters as shown on the plan of record in Book 421, page 101, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David C. Gossard and wife, Keene W. Garrett, their heirs and assigns, forever; and we, Theodore P. Krakowiak and wife, Laura H. Krakowiak, and Margaret Krakowiak, an unmarried person, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9497 PG 179

Witness our hands this the 14th day of October, 1994.

Theodore P. Krakowiak

Laura H. Krakowiak

Margaret Krakowiak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Theodore P. Krakowiak and wife, Laura H. Krakowiak, and Margaret Krakowiak, an unmarried person, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of October, 1994.

NOTARY PUBLIC

JUNE E. ATKINSON, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 7-27-96

My Commission Expires:

9635 10/19 0101 03CHECK 600-63

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 159,900.00.

AFFIANT

Subscribed and sworn to before me
this 14th day of October, 1994.

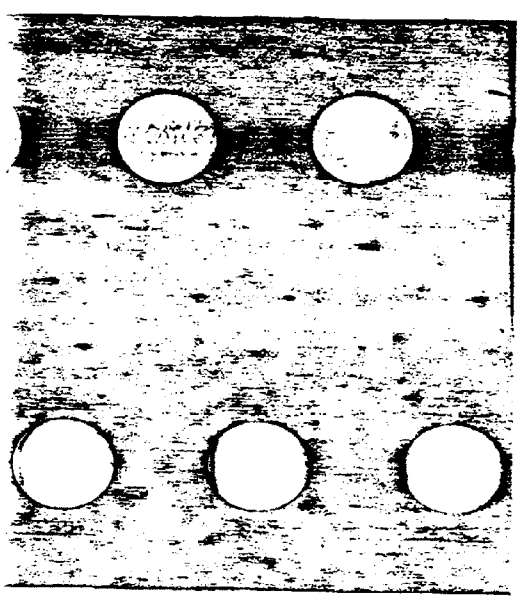
NOTARY PUBLIC

JUNE E. ATKINSON, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 7-27-96

My Commission Expires:

94 OCT 19 PM 3:02
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

01252
IDENTIF. ↑ REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

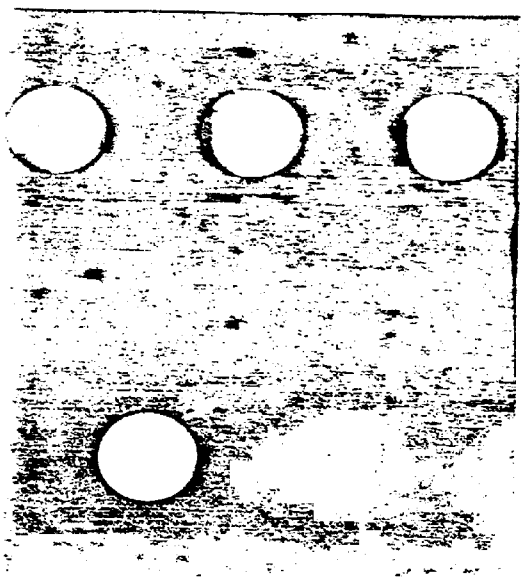
FOR _____

Book 9497 Pg 180

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
			CAMT	159900.00
			CON TX	591.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	600.63
			CHECK	600.63
10/19/94	01		15:01 0001	9635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



01252
IDENTIF. & REFERENCE

94 OCT 19 PM 3:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 845813