0164384

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (ljh) Title No: 37440
Dav. Co. File: Box 8

96 MAR 27 AM 10: 28

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9992 PG 335

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Charles Czarnik, Jr. Katie C. Czarnik 4006 Westlawn Drive Nashville, TN 37209	First Investment Company 4300 East Broad Street Columbus, OH 43213

TAX MAP-PARCEL NUMBERS: 103-8-108

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, the undersigned **Thomas W. Marshall, a married person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Charles Czarnik, Jr. and spouse, Katie C. Czarnik,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being the easterly 67.75 feet front and 66.3 feet rear of the southerly part of Lot No. 354 on the map of Richland Realty Company's Westlawn, as of record in Book 421, page 32, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning in the northerly margin of Westlawn Drive at the common corner of Lots nos. 354 and 355, thence northerly with the dividing line between said Lots, 93 feet to a point; thence north 87 degrees 30' West 66.3 feet to a point; thence southerly and parallel to the dividing line between Lots 354 and 355, 110.2 feet, more or less, to the northerly margin of Westlawn Drive; thence with the margin of the same, northeasterly 67.75 feet to the point of beginning.

Being the same premises conveyed to Thomas W. Marshall by deed from Walter L. Woodrick, unmarried, of record in Book 9907, page 779, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Patricia L. Czarnik joins in this transaction for the sole purpose of conveying any and all marital interest she may have in the subject property.

This is ( )improved property, known as: 4006 Westlawn Drive, Nashville, TN 37209

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF on March 15, 1996.

Thomas W. Marshall **Patricia L. Czarnik**

State of Tennessee
County of Davidson

On March 15, 1996, before me the undersigned authority, personally appeared **Thomas W. Marshall**, 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 1-25-97

State of Tennessee
County of Davidson

On March 14, 1996, before me the undersigned authority, personally appeared **Patricia L. Czarnik**, 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 the execution as a free act and deed.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

State of Tennessee
County of Davidson

BOOK 9992 PG 337

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 65,000.00

Affiant

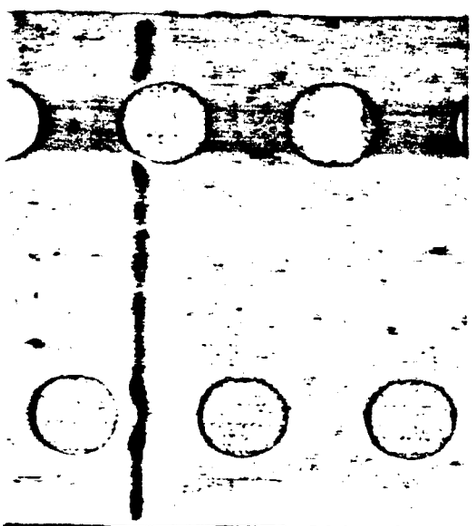
Sworn and subscribed before me on March 15, 1996.

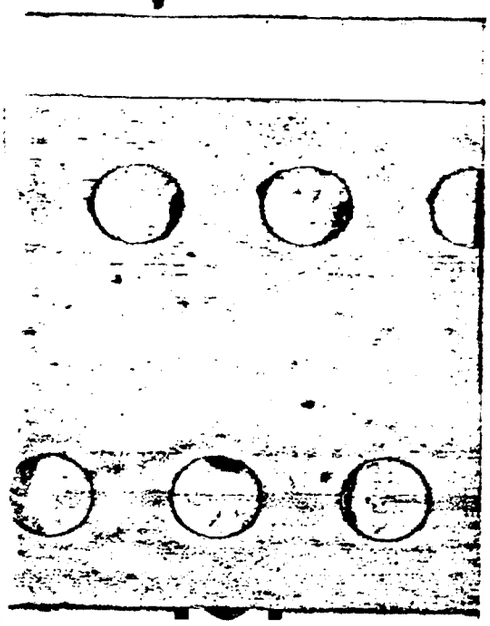
Notary Public

My Commission Expires:

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

3025 03/27 0101 03CHECK 253.50





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

RECEIVED OF _____

FOR _____

BOOK 9992 PG 338

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	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	12.00
TOTAL	253.50
CHECK	253.50

03/27/96 01 10:30 0001 3026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164384
IDENTIF. ← REFERENCE

96 MAR 27 AM 10: 2

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1021053