OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2636842

BOOK 10018 PG 656

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~23rd~~ 19th DAY OF SEPTEMBER, 19 97

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Supreme Court #3143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Russell W. Nowicki and wife	Owners At Same Address	155-3-D 57-CO
(NAME)	(NAME)	
112 Cold Stream Court		9D-82317
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 206,000.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

Bartlett C. Arnold **and wife,** Ruth F. Arnold

1826 09/23 0101 03CHECK 771.20

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Russell W. Nowicki **and wife,** Toni M. Nowicki

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, and being **Lot No. 57** on the plan of **Allens Green, Section 1,** as of record at **Book 7900, page 632,** Register's Office for said County, and to which plan reference is here by made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **9912** , page **980** , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

1. 1997 property taxes are a lien against the property but are not due and payable until October 1, 1997. 1996 property taxes in the amount of $1,418.35, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 155-3-D-57-CO; Field Book Number: 9D-82317; at the property address of 112 Cold Stream Court, Nashville, TN 37221.

2. Declaration of Covenants, Conditions, and Restrictions as of record at Book 9231, page 789, and the Charter for Allens Green HomeOwners' Association at Book 9231, page 826, both said Register's Office.

3. All matters as shown on said plan of Allens Green, Section 1, as of record at Book 7900, page 632, said Register's Office, including an owner's certificate, and all easements, setback lines, notes, and/or other limitations as shown thereon.

4. Easements and matters as are applicable to Allens Green, Section 1, include an easement for permanent drainage granted to Metro Nashville and Davidson County at Book 8278, page 236; storm water detenetion Agreement as of record at Book 9278, page 36; and

BOOK 10018 PG 657

~~Unimproved~~ (=)
This is improved (X) property, known as 112 Cold Stream Court, Nashville, TN 37221
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this ~~23rd~~ 19th day of SEPTEMBER, 19 97.

Bartlett C. Arnold

Ruth F. Arnold

PICK-UP

97 SEP 23 AM 11:51

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

035151

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bartlett C. Arnold and wife, Ruth F. Arnold, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ~~23rd~~ 19th day of SEPTEMBER, 19 97

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 10618 PG 658

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 206000.00
CON TX 762.20
PRFEE 1.00
WDEED 8.00
TOTAL 771.20
CHECK 771.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 50 0001 1826

03151519
IDENTIFICATION REFERENCE

97 SEP 23 AM 11:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1201222