TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Richard S. Koonce, ET UX (NAME)	First Federal Savings & Loan Assn. (NAME)	B.M.-1765
613 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union Street (STREET ADDRESS)	BOOK 1321 PAGE 713
Nashville, Tennessee (CITY) (P O ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Nov. 15, 1968, executed by Wilborn D. Strode and wife, payable to First Federal Savings & Loan Association, for the original sum of $13,000.00, with interest at 6% per annum and a 1% service fee per annum: principal, interest and service fee all payable $100.79 monthly, beginning Dec. 1, 1968, and secured by a Deed of Trust of record in Book 4287, page 435, Register's Office for Davidson County, Tennessee.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

We, WILBORN D. STRODE AND WIFE, CAROLYN W. STRODE, have bargained and sold, and by these presents do transfer and convey unto the said RICHARD S. KOONCE AND WIFE, JOANNE W. KOONCE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennesee, described as follows, to wit: Being the northerly 10 feet of Lot No. 150 and the southerly part of Lot No. 148 on the Plan of Royal Oak Land Company's Subdivision, of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows: BEGINNING at an iron pin in the westerly margin of Lynwood Boulevard, 10 feet south of the common corner of Lots Nos. 150 and 148 on said Plan: thence with the margin of said Boulevard, northwardly 150 feet to an iron pin: thence westwardly 242 feet more or less to the easterly line of Lot No. 149 in said Subdivision, said point being 100 feet south of the common corner of Lots Nos. 146 and 148 on said Plan; thence with the common boundary line between Lots Nos. 148 and 149 and between Lots Nos. 150 and 151, southerly 160 feet to a point, said point being 10 feet south of the common corners of Lots 148, 149, 150 and 151; thence easterly 220 feet more or less to the point of beginning.
Being the same property conveyed to Wilborn D. Strode and wife, Carolyn W. Strode, by deed from Joe F. Herrod and wife, as of record in Book 4287, page 433, said Register's Office.

This is unimproved ( ) improved (X) property, known as 613 (House Number) Lynwood Boulevard, (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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. And we 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.

Whenever 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 27th day of March 1969

WILBORN D. STRODE — CAROLYN W. STRODE

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named WILBORN D. STRODE AND WIFE, CAROLYN W. STRODE, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 1969

Commission expires February 14, 1973 Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed
G-209112

FROM
Wilborn D. Strode, ET UX

To
Richard S. Koonce, ET UX

The actual consideration for this transfer or value of property (whichever is greater) is $21,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 27th day of March, 1969
A. M. Tenison, Notary Public
My commission expires February 14, 1973

GUARANTY MORTGAGE CO. OF NASHVILLE

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

A 35526

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IDENTIF. REFERENCE

MAR 28 1 54 PM '69

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

MAR28[illegible]	CONV	21,000.00			
MAR28[illegible]S'TAX			B*	54.60	
MAR28[illegible]PR'FEE			B*	.50	
MAR28[illegible]	W'DEED		B*	3.00	* 58.10