WARRANTY DEED

BOOK 4467 PAGE 649

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ralph Koger (NAME)	SAME (NAME)	Map. 119-13
408 Mc Iver Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 115
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Hugh D. Foster and wife, Ruby Wilson Foster,

have this day bargained and sold, and do hereby transfer and convey unto the said Ralph Koger and Thomas Harold Koger, their (~~successors~~), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 27 on the Map of College Heights, of record in Book 332, page 19, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the north side of Timmons Street and runs back 164.4 feet on the west line and 163.7 feet on the east line, to an alley, and shows 50 feet on said alley.

Being the same property conveyed to Hugh D. Foster and wife, Ruby Wilson Foster, by deed from Albert G. Decker and wife, Pauline Jewell Decker, of record in Book 1972, page 167, Register's Office for Davidson County, Tennessee.

I hereby swear or affirm that the actual consideration or the value for transfer, whichever is greater, is $ 7500.00, Affiant: Thomas H. Koger
Subscribed and sworn to before me this 18th day of Dec. 1970

Deputy Register R. W. Rogg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me, this the _____ day of _____, 19____

_____ Affiant

My commission expires: _____ (Affix Seal)

_____ Notary Public

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ralph Koger and Thomas Harold Koger, their (~~successors~~), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Ralph Koger and Thomas Harold Koger, their (~~successors~~), heirs and assigns, against the lawful claims of all persons.

Witness our hand & this 6th day of Nov., 1970 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Hugh D. Foster
Ruby Wilson Foster

This Instrument Was Prepared By
Wm. Pedigo, Jr.
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Anderson }

Personally appeared before me, Delcie Wilson *, a Notary Public in and for said County and State,* Hugh D. Foster and wife, Ruby Wilson Foster,

*the within named bargainor*s*, 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~~ Lake City *Tennessee, this* 17th *day of* November, *19* 70

Delcie Wilson *Notary Public*

Commission expires March 17, 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *, a Notary Public of the State and County aforesaid, personally appeared* ..... *, with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *, the within named bargainor, a corporation, and that* ..... *he as such* ..... *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* ..... *.*

Witness my hand and seal, at office in ..... *, this* ..... *day of* ..... *, 19* .....

..... *Notary Public*

Commission expires .....

DEC 18 70 CONV *7,500.00

DEC 18 70 S'TAX A* 19.50

DEC 18 70 PR'FEE A* .50

DEC 18 70 W'DEED A* 3.00 * 23.00

WARRANTY DEED

FROM

HUGH D. FOSTER, ET UX

TO

RALPH KOGER, ET AL

A 99695

IDENTIF. REFERENCE

DEC 18 1 26 PM '70

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON

Mail to: Mrs. Turner