This instrument prepared by
Phillip M. Carden, Nashville

BOOK 4487 PAGE 583

WARRANTY DEED

ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Mr. and Mrs. Frank S. Koger (NAME:)	Fidelity Federal Savings & Loan Assoc. (NAME)	Map 146-1
123 Rader Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 113
Antioch, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

two thousand and no/100---------- DOLLARS

cash, receipt of which is hereby acknowledged, and other good and valuable considerations, including the grantees' agreement to assume the outstanding indebtedness secured by the first trust instrument to be hereafter mentioned, and a note in the face amount of one thousand eight hundred dollars to be secured by a second trust deed to be executed simultaneously herewith, we, John M. Jeske and wife, Audrey K. Jeske,

have bargained and sold, and by these presents do transfer and convey unto the said Frank S. Koger and wife, Jean W. Koger, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 859 on the Plan of Cherokee Hills, Section VIII, as of record in Book 3700, page 154, Register's office for said County.

Said Lot No. 859 fronts 80.0 feet on the southeasterly side of Rader Drive and extends back 98.5 feet on the northeasterly line and 164.0 feet on the southwesterly line, to an irregular line in the rear on which it measures 117.8 feet.

Being property conveyed to John M. Jeske and wife, Audrey K. Jeske, by deed from Banner Construction Company of record in Book 4294 page 880, in said Register's Office.

This conveyance is made subject to restrictions of record in Book 4198, page 609, and the Plan of record in Book 3700, page 154, and survey by James L. Murphy, Jr., dated October 7, 1968, show a 30-foot setback line from Rader Drive 2-1/2 x 25-foot utility anchor easement at the northeasterly corner, and 10-foot public utility easement across the rear of the lot.

This property is encumbered by a first trust deed of record in Book 4294, page 882, Register's Office of Davidson County, which

secures a purchase money note in the original face amount of $17,000, payable to the Fidelity Federal Savings and Loan Association of Nashville, the outstanding balance of which the grantees herein have agreed to assume. Reference is here made to the said first trust deed for the full terms thereof.

[illegible] value for it [illegible] whichever [illegible] is $22,000. John M. Jeske

Subscribed and sworn [illegible] me this 22nd March 1971

Deputy Register

This is unimproved ( ) improved (X) property, known as 123 (House Number) Rader Drive (Street) 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 Frank S. Koger and wife Jean W. Koger, their heirs and assigns, forever.

And we do covenant with the said Frank S. Koger and wife Jean W. Koger that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as herein stated.

And John M. Jeske and wife, Audrey K. Jeske do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank S. Koger and wife Jean W. Koger, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 19th day of March, 1971

BOOK 1487 PAGE 585

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Myrle A. Carden, a Notary Public in and for said County and State, the within named John M. Jeske and wife, Audrey K. Jeske

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 19th day of March, 1971

Myrle A Carden, Notary Public

Commission Expires August 20, 1973

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19

, Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and (his oath / their several oaths) acknowledged (himself / themselves) to be the with whom I am personally acquainted and who upon

and respectively of the

the within named bargainor, a corporation, and that (he / they) as such

and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such , and attesting the same by the said

as such

Witness my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

BOOK 4487 PAGE 586

WARRANTY DEED

FROM

TO

R 0 8 2 9 9

IDENTIF. REFERENCE

MAR 22 9 35 AM '71

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

MAR22F	CONV	20,400.00			
MAR22F	STAX		A*	53.04	
MAR22F	PRFEE		A*	.50	
MAR22F	WDEED		A*	6.00	* 59.54