WARRANTY DEED

BOOK 4521 PAGE 636

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
David L. Koontz (NAME)	Mortgage Associates, Inc. (NAME)	Map 97-4
4024 Lake Parkway (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 23146 (STREET ADDRESS)	Par. 7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30328 (CITY) (ZONE) (STATE)	4D-05865

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, F. Murray Parker and wife, Lavada D. Parker

have this day bargained and sold, and do hereby transfer and convey unto the said

David L. Koontz, Jr. and wife, Sandra Koontz

their ~~XXXXX~~ (successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Lake Park, Section I, as of record in Book 4175, pages 134 and 135, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to F. Murray Parker and wife, Lavada D. Parker by deed from T & R, Inc., of record in Book 4469, page 787, Register's Office for Davidson County, Tennessee.

JUL 20 '71 CONV 40,750.00
JUL 20 '71 STAX A* 105.82
JUL 20 '71 PRFEE A* .50
JUL 20 '71 WDEED A* 4.00 * 110.32

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,750.00

Subscribed and sworn to before me, this the 25th day of June 19 71

Affiant

My commission expires: 5/10/75 (Affix Seal)

Notary Public W. K. Georgas, Jr.

This is improved ( ) unimproved ( ) 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

David L. Koontz, Jr. and wife, Sandra Koontz,

their ~~XXXXX~~ (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*

David L. Koontz, Jr. and wife, Sandra Koontz, their

~~XXXXX~~ (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7th *day of* ~~June~~ July, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

F. Murray Parker

Lavada D. Parker

This Instrument Was Prepared By

Olney W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 1521 PAGE 637

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me [signature] *a Notary Public in and for said County and State,* ~~F. Murray Parker and wife~~, Lavada D. Parker, *the within named bargainor* ~~s~~ *with whom I am personally acquainted, and who acknowledged that* ~~they~~ she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 7th *day of* July, *19* 71

[signature] *Notary Public*

Commission expires Oct 26, 1974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo *a Notary Public in and for said County and State,* F. Murray Parker *the within named bargainor*, *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 8 *day of* July, *19* 71

[signature] *Notary* ~~Public~~ at Large

Commission expires 11-4-74

WARRANTY DEED

FROM

F. MURRAY PARKER, ET UX

TO

DAVID L. KOONTZ, JR., ET UX

B 2 3 5 6 7

IDENTIF. REFERENCE

JUL 20 11 26 AM '71

FELIX Z. GILLIS 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