WARRANTY DEED

BOOK 4580 PAGE 818

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James B. Coode et ux, Frances P. Coode (NAME)	Guaranty Mortgage Co. (NAME)	FH #20505
5809 Robert E. Lee Dr. (STREET ADDRESS OR ROUTE NUMBER)	311 7th. Avenue, North (STREET ADDRESS)	M/0145-9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pcl. 16 pt

FOR AND IN CONSIDERATION of the sum of TEN & 00/100 ($10.00)---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantees of the unpaid balance of a note, secured by a Deed of Trust of record in Book 3658, page 401, Register's Office for Davidson County, Tennessee, payable to Guaranty Mortgage Company

ROBERT M. KOEHLER and wife, BEVERLY A. KOEHLER

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES B. COODE and wife, FRANCES P. COODE

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

Land in Davidson County, Tennessee, being Lot. No. 78 on the Plan of Tyne Valley Estates, Section 2, as of Record in Book 3300, page 72, Register's Office for said county.

Said lot fronts 198 feet on the southwesterly side of Robert E. Lee Drive and runs back 562 feet on the northwesterly line and 626 feet on the southeasterly line, to a dead line in the rear, which is a broken line, on which it measures 164.7 feet.

Being the same property conveyed to Robert M. Koehler and wife, Beverly A. Koehler, by deed from J. D. Adams and wife, Naomi H. Adams of record in Book 4411, page 518, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,500.00

Subscribed and sworn to before me, this the 1st day of February, 1972

Affiant James B Coode Jr

My commission expires: 4-30-73 (Affix Seal)

Notary Public Gail Pigg

This is improved (unimproved) property, known as 5809 Robert E. Lee Drive, Nashville, (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 JAMES B. COODE and wife, FRANCES P. COODE 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 JAMES B. COODE and wife, FRANCES P. COODE their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 25th day of February, 1972, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert M. Koehler
Robert M. Koehler

Beverly A. Koehler
Beverly A. Koehler

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Rigsby, a Notary Public in and for said County and State, Rober M. Koehler and wife, Beverly A. Koehler

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, Tennessee, this 28th day of February, 19 72.

Gail Rigsby Notary Public

Commission expires 4-30-73

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 _____

RUSH

MAR-2 72	CONV	49,500.00			
MAR-2 72	S TAX		A*	128.70	
MAR-2 72	PB FEE		A*	.50	
MAR-2 72	W DEED		A*	4.00	* 133.20

WARRANTY DEED

FROM

Robert M. Koehler, et ux

TO

James B. Coode, et ux

B 50518

IDENTIF. REFERENCE

MAR 2 1 59 PM '72

FELIX Z. 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

Return: Coode R '95