BOOK 4626 PAGE 397

Prepared by: Joseph T. Lake, Nash. Tenn. Atty

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralph & Thomas H. Koger (NAME)	Guaranty Mortgage Company (NAME)	
408 McIver St. (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	149-13
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	8 Pd

mail to

FOR AND IN CONSIDERATION of the sum of Two Thousand Five Hundred and NO/100 ($2,500.00) Dollars cash in hand paid by the hereinafter-named Grantees, the receipt of which is hereby acknowledged, and the assumption of the balance owing to Guaranty Mortgage Company on a note bearing Loan No. 25235, the principal amount of which is $13,791.67, and bearing interest at the rate of Six (6%) per centum per annum, said note is secured by a deed of trust of record in Book 4224, page 3, Register's Office for Davidson County, Tennessee, and other good and valuable considerations,

We, CAROL ANN BALTIMORE, a single girl, and DONNIE POWELL BALTIMORE, her former husband, Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said RALPH KOGER and THOMAS HAROLD KOGER, Grantees, their ..... (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 137 on the Plan of Debra Heights, Section 3, of record in Book 4175, page 6, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 137 fronts 75.00 feet on the northerly side of Reeves Road and runs back 208.65 feet on the westerly line and 210.00 feet on the easterly line to a dead line measuring 75.00 feet thereon.

Being the same property conveyed to Donnie Powell Baltimore and wife Carol Ann Baltimore by O. W. Cooper and wife Helen B. Cooper of record in Book 4340, page 824, said Register's Office.

And being the same property conveyed to Carol Ann Baltimore by court order of March 15, 1972, in case No. 64141 in the Probate Court of Davidson County, Tennessee, said decree being of record in Minute Book 21-B, page 738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $16,310.00

Subscribed and sworn to before me, this the 9th day of June 19 72

Affiant Carol A. Baltimore

My commission expires: 7-31-74 (Affix Seal)

Notary Public Joseph T. Lake

This is unimproved ( ) improved (X) property, known as 732 Reeves Road, Antioch, TN (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 s this 12th day of June, 19 72, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Donnie Powell Baltimore
DONNIE POWELL BALTIMORE

Carol Ann Baltimore
CAROL ANN BALTIMORE

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joseph L Leeskey, *a Notary Public in and for said County and State,* CAROL ANN BALTIMORE, a single girl, and DONNIE POWELL BALTIMORE, her former husband,

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, Davidson County, *Tennessee, this* 12 *day of* June, *19*72.

Joseph L Leeskey
Notary Public

Commission expires 7-31-74

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 .....

AUG-9'72	CONV	16,310.00			
AUG-9'72	S TAX		A*	42.38	
AUG-9'72	PR FEE		A*	.50	
AUG-9'72	DEED		A*	4.00	* 46.88

WARRANTY DEED

FROM

CAROL ANN BALTIMORE and

DONNIE POWELL BALTIMORE

TO

RALPH KOGER and

THOMAS HAROLD KOGER

B 7 0 7 9 3

IDENTIF. REFERENCE

AUG 9 2 18 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 256-2650
NASHVILLE, TENNESSEE