BOOK 4864 PAGE 939

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
ROBERT L. DOZIER, ATTORNEY
11TH FLOOR, HAMILTON [illegible] BLDG.
NASHVILLE, TENN[illegible]219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John C. Hailey, et ux (NAME)	Same (NAME)	Map No. 131-4
1102 Frances Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par.No. 161
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00 (Ten Dollars)----------
---------- *Dollars,*

cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged,

We, John Koen and wife, Madeline Holladay Koen,

have this day bargained and sold, and do hereby transfer and convey unto the said John C. Hailey and wife, Peggy T. Hailey their ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of M. N. Young's Subdivision on the Granny White Road, as of record in Book 547, page 173, Register's Office for said County.
Said Lot No. 23 fronts 100 feet on the northerly side of Frances Avenue, and runs back between parallel lines 164 feet to a dead line.

Being the same property conveyed to John Koen and wife, Madeline Holladay Koen, by deed from J. V. Overton and wife, Nancy Elizabeth Overton, of record in Book 971, page 23, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 31 day of October 19 74

Affiant

My commission expires: 10-26-74 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved (X) property, known as 1102 Frances Avenue, Nashville, Tennessee (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 John C. Hailey and wife, Peggy T. Hailey their ~~XXXXXX~~, *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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John C. Hailey and wife, Peggy T. Hailey, *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 31st day of October, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Koen

Madeline Holladay Koen

BOOK 4864 PAGE 940

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Mayer, a Notary Public in and for said County and State, John Koen and wife, Madeline Holladay Koen,

the within named 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 31st day of October, 19 74.

Robert L. Mayer
Notary Public

Commission expires 10-25-74

ROBERT L. DOZIER * NOTARY PUBLIC * DAVIDSON COUNTY

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 .....

NOV-1 74	CONV	25,000.00				
NOV-1 74	S'TAX		A*	65.00		
NOV-1 74	PR'FEE		A*	.50		
NOV-1 74	W'DEED		A*	4.00	*	69.50

WARRANTY DEED

FROM
John Koen, et ux

TO
John C. Hailey, et ux

C 76705

IDENTIF. REFERENCE

Nov 1 8 17 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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