BOOK 4941 PAGE 963

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	FIRST FEDERAL SAVINGS & LOAN (NAME)	
	UNION AT FOURTH (STREET ADDRESS)	106-8
(STREET ADDRESS OR ROUTE NUMBER)	NASHVILLE, TENNESSEE 37219	110 Pt
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we

AUG 14 75	CONV	47,000.00			
AUG 14 75	S'TAX		A*	122.00	
AUG 14 75	PR'FEE		A*	.50	
AUG 14 75	W'DEED		A*	4.00	* 126.00

John L. Hereford and wife, Jean A. Hereford

have bargained and sold, and by these presents do transfer and convey unto the said Richard P. Koshakji and wife, Anastasia R. Koshakji

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 307 on the Plan of Horton Heights, Section "H" as of record in Book 3600, page 100, Register's Office for said County.

Said Lot No. 307 fronts 165 feet on the westerly margin of Fleetwood Drive, and extends back 331.9 feet on the northerly line and 320.8 feet on the southerly line, to a dead line in the rear, measuring 87.1 feet thereon.

Being the property conveyed to John L. Hereford and wife, Jean A. Hereford, by deed from Howard B. Vaughn and wife, of record in Book 4713, page 178, Register's Office for said County.

This conveyance is made subject to restrictive covenants, easements, set back lines of record, and taxes for 1975 applicable to said property.

unimproved ( )
This is improved (X) property, known as 6468 Fleetwood Drive (House Number) (Street)
Nashville, Tennessee 37205
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of August, 1975.

John L. Hereford

Jean A. Hereford

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, the within named John L. Hereford and wife, Jean A. Hereford

the 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 13th day of August, 1975.

My commission expires 8-1-77 Notary Public V. L. Baldyga

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $47,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard P. Koshakji

Sworn to and subscribed before me this 13th day of August, 19 75.

My commission expires 8-1-77 Notary Public V. L. Baldyga

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
This instrument prepared by

Name	STEPHENSON AND LA[illegible]	Address
	First Federal Building	
	Nashville, Tennessee 372[illegible]	

WARRANTY DEED

FROM JOHN L. HEREFORD AND WIFE, JEAN A. HEREFORD

TO RICHARD P. KOSHAKJI & WIFE, ANASTASIA R. KOSHAKJI

D 11287

IDENTIF. REFERENCE

AUG 14 2 32 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219