| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| John N. Kozel et ux (NAME) | Engel Mortgage Co., Inc. (NAME) | 72-14-190 |
| 1415 Douglas Ave. (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 847 (STREET ADDRESS) | 27W 25850 |
| Nashville, Tenn. 37206 (CITY) (STATE) (ZIP CODE) | Birmingham, Ala. 35201 (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 by the hereinafter names Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Robert E. Miers and wife, Judy Miers
have bargained and sold, and by these presents do transfer and convey unto the said
John N. Kozel and wife, Marilyn S. Kozel

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

Being part of Lot No. 41 on the Map of H. M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for Davidson County, Tennessee, and described according to a survey of John Kohl, dated August 6, 1976.

Said part of Lot 41 fronts 110 feet on the northerly margin of Douglas Avenue and extends back 209.0 feet more or less on the westerly line, and 232 feet more or less on the easterly line which is the westerly margin of Chapel Avenue, to a line on the rear on which it measures 9.8 feet.

Being the same property conveyed to Robert E. Miers and wife, Judy Miers by deed from Donald MV Snyder and wife, Shirley A. Snyder of record in Book 5016, page 759, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X) property, known as 1415 Douglas Avenue, Nashville, Tenn. 37206
(House Number) (Street)

(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, 19 76.

X Robert E. Miers
Robert E. Miers

X Judy Miers
Judy Miers

BY: Robert E. Miers
Power of Attorney of record in Book 4673, page 597 RODC

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5061 PAGE 807

Personally appeared before me, Shirley E. Jackson, a Notary Public in and for said County and State, the within named Robert E. Miers and wife, Judy Miers

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, Tenn., this 23rd day of August, 19 76.

My commission expires 11-6-79 Notary Public Shirley E. Jackson

SHIRLEY E. JACKSON 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 $ 20,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X John N. Kozel

Sworn to and subscribed before me this 23rd day of August, 19 76.

My commission expires 11-6-79 Notary Public Shirley E. Jackson

SHIRLEY E. JACKSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mail

This instrument was prepared by:

Michael J. Philbin, Atty., 300 James Robertson Pkwy., Nashville, Tenn.
Name Address

| | | | | | |
|---|---|---|---|---|---|
| AUG25'76 | CONV | 20,000.00 | | | |
| AUG25'76 | S'TAX | | B* | 52.00 | |
| AUG25'76 | PR'FEE | | B* | .50 | |
| AUG25'76 | W'DEED | | B* | 4.00 | * 56.50 |

mail env.

D 64782

WARRANTY DEED

FROM Robert E. Miers et ux

TO John N. Kozel et ux

IDENTIF. REFERENCE

AUG 25 9 19 AM '76

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

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