FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 1977

Notary Public

MY COMMISSION EXPIRES: 7-31-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Miers (NAME)	Engel Mortgage Co., Inc. (NAME)	72-14-190
4113 Gallatin Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	27W-25850
Nash Tenn 37216 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John N. Kozel and wife, Marilyn S. Kozel,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Miers

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

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 John N. Kozel et ux, Marilyn S. Kozel, by deed of record in Book 5061, Page 806, Register's Office Davidson County, Tennessee.

***including the assumption by the GRANTEE, and his agreement to pay the outstanding principal loan balance, more fully described in and secured by deed of trust of record in Book _____, Page _____, Register's Office Davidson County, Tennessee, securing Engel Mortgage Co., Inc.

GRANTORS, hereby assign, set-over, and transfer unto the GRANTEE, all their right, title and interest in and to the escrow accounts and insurance.

This is unimproved / improved (XXX) property, known as 1415 Douglas Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 XXXXX our hand s this 13th day of January, 1977

X John N. Kozel
JOHN N. KOZEL

X Marilyn S. Kozel
MARILYN S. KOZEL

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, R. M. Turner, a Notary Public in and for said County and State, the within named John Nelson Kozel & Wife Sue Kozel

the bargainor, 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 _____, Tennessee, this 13th day of Jan 1977

Commission expires: 10-18-80

R. M. Turner
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
John N. Kozel, et ux

TO
Robert E. Miers

D 85105

IDENTIF. REFERENCE

JAN 13 1 20 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 13 77 CONV 21,000.00
JAN 13 77 S'TAX B* 54.60
JAN 13 77 PR'FEE B* .50
JAN 13 77 W'DEED B* 4.00 * 59.10

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