ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John Koelsch, et ux (NAME)	Engel Mortgage Co., Inc. (NAME)	
2302 Carter Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	3-3-278
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Birmingham, Ala. 35201 (CITY) (STATE) (ZIP CODE)	15DA-39104

WARRANTY DEED

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

Cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged

FEB10	CONV	23,000.00			
FEB10	S'TAX		B*	59.80	
FEB10	PR'FEE		B*	.50	
FEB10	W'DEED		B*	4.00	* 64.30

We, Robert E. Miers and wife, Judy Miers
have bargained and sold, and by these presents do transfer and convey unto the said John Koelsch and wife, Sela M.

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

Being part of Lot No. 52 on the original plan of Brownsville, as of record in Book 21, page 9, Register's Office Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Carter Street, at the northeast corner of a part of Lot No. 52, conveyed to Ira Lanier and wife, by deed from H. P. Nolen and wife, of record in Book 1195, page 234, Register's Office Davidson County, Tennessee, thence with the Eastern Boundary line of said Lanier property, southwardly 315.65 feet more or less, to point; thence Eastwardly 50 feet to a point; thence Northwardly 315.65 feet, more or less, to a point in the center of said Carter Street; thence with the center of said Carter Street, Westwardly 50 feet to the point of beginning, said description containing all of the property conveyed to Louise H. Lazenby, by installment deed from Annie E. Louis, et al, of record in Book 1469, page 428, but not including the property conveyed to Cecil Ramsey, and wife, by deed from Russell G. Lazenby, Sr., of record in Book 4547, page 163, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert E. Miers by deed from Marian Russell, a single person of record in Book 4888, page 244, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2302 Carter Street, Nashville, Tennessee
(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 8th day of February, 19 77.

x Robert E. Miers
Robert E. Miers

x Judy Miers
Judy Miers

By Robert E. Miers
Attorney in Fact

BOOK 5113 PAGE 860

STATE OF TENNESSEE
COUNTY OF Davidson

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

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of February, 1977.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shirley E. Jackson, a Notary Public in and for said County and State, the within named Robert E. Miers to me known to be the person who executed the foregoing instrument on behalf of himself and on behalf of Judy Miers, and acknowledged that he executed the same as his free act and deed and the free act and deed of Judy Miers.

WITNESS my hand and seal this 8th day of February, 1977.

MY COMMISSION EXPIRES: 11-6-79

NOTARY PUBLIC Shirley E. Jackson

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 23,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John M Koelsch

Sworn to and subscribed before me
this 8th day of February, 19 77.

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

mail

This instrument was prepared by:

Michael J. Philbin, Atty., 300 James Robertson Parkway Nash., Tenn.
Name Address

WARRANTY DEED

FROM Robert E. Miers

TO John Koelsch, et ux

D 88815

IDENTIF. REFERENCE

FEB 10 8 56 AM '77

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

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