| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Fred J. Koehler, etux (NAME) | First Federal Savings & Loan (NAME) | 162-2 |
| 163 Brenda Lane (STREET ADDRESS OR ROUTE NUMBER) | Fourth & Union Street (STREET ADDRESS) | 244 |
| Antioch, Tennessee 37013 (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE) | 5DU-52458 |

**WARRANTY DEED**

BOOK 5339 PAGE 276

For and in consideration of the sum of $10.00
Ten & No/100 ---------- DOLLARS

and other good and valuable considerations the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note in the original amount of $21,300.00, secured by a Deed of Trust of record in Book 4557, page 580, Register's Office for Davidson County, Tennessee.

I, Robert M. Salser and wife, Ann L. Salser

have bargained and sold, and by these presents do transfer and convey unto the said Fred J. Koehler and wife, Jacqueline C. Koehler

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

Land in Davidson County, Tennessee, being Lot No.286 on the Plan of Colewood Acres, Section 4, as of record in Book 4175, page 144, Register's Office for said County to which plan reference is here made for a more complete and accurate description of said lot.

The above described property was conveyed to Robert M. Salser and wife, Ann L. Salser by deed from Booby D. Batts and wife, Debra T. Batts of record in Book 5010, page 168, Register's Office for Davidson County, Tennessee.

| | | | | | |
|---|---|---|---|---|---|
| SEP 19 78 | CONV | 43,950.00 | | | |
| SEP 19 78 | S'TAX | | B* | 114.14 | |
| SEP 19 78 | PR'FEE | | B* | .50 | |
| SEP 19 78 | W'DEED | | B* | 4.00 | * 118.64 |

unimproved ( )
This is improved (X) property, known as 163 Brenda Lane (House Number) (Street)
Antioch, Tennessee 37013 (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 15th day of September, 19 78.

x Robert M. Salser — Robert M. Salser

x Ann L. Salser — Ann L. Salser

BOOK 5339 PAGE 277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert M. Salser and wife, Ann L. Salser

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

Witness my hand and official seal at Nashville, this 15th day of September, 1978.

My commission expires 8-26-80 Notary Public

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 $ 43,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x

Sworn to and subscribed before me this 15th day of September, 1978.

My commission expires 8-26-80 Notary Public

This instrument was prepared by:

| Name | Address |
|---|---|
| DOBSON & JOHNSON, INC. | Suite 1800, One Commerce Place Nashville, Tennessee 37239 |

E 89326

WARRANTY DEED

FROM Robert M. Salser, etux

TO Fred J. Koehler, etux

IDENTIF. REFERENCE

SEP 19 9 02 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239