This instrument prepared by: Thomas M. Black, Attorney, 223 Madison Street, Madison, Tennessee 37115

# WARRANTY DEED

BOOK 5373 PAGE 863

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ROBERT F. KOEHLER, ET UX | Home Federal Savings & Loan | Map 62-9 |
| (NAME) 3629 Brush Hill Road | (NAME) Fourth & Union | Parcel 9 1v |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN | (STREET ADDRESS) Nashville, TN | 15 DZ 26800 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* ----------TEN AND 00/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

| | | | | |
|---|---|---|---|---|
| DEC 11 78 | CONV | 55,000.00 | | |
| DEC 11 78 | S'TAX | | B* 143.00 | |
| DEC 11 78 | PR'FEE | | B* .50 | |
| DEC 11 78 | W'DEED | | B* 6.00 | * 149.50 |

PAMELA STEPHENS WARD AND HUSBAND, ERNEST E. WARD, hereinafter referred to as Grantors,

*have bargained and sold, and by these presents do transfer and convey unto the said* ROBERT F. KOEHLER AND WIFE, DONNA P. KOEHLER, hereinafter referred to as Grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being the North 60 foot front and 31 feet rear of Lot No. 5 and the South 80 feet front and 89 feet rear of Lot No. 6 on the Map showing the Subdivision of Lot No. 30, Riverwood, as of record in Book 843, page 28, Register's Office for said County and described as follows:

Beginning on the westerly margin of Brush Hill Road at a point 109.75 feet south of the southerly margin of Plymouth Avenue, extended; thence westwardly 275 feet to a point, 100 feet south of the southerly margin of Plymouth Avenue; thence southwardly 120 feet to a point, 31 feet south of the southwest corner of Lot No. 6; thence eastwardly 312 feet more or less to the westerly margin of Brush Hill Road; thence with said Road, northwardly 140 feet to the beginning.

Being the same property conveyed to James G. Stephens and wife, Lois Stanley Stephens, by deed from William L. Robbins, et ux, of record in Book 3225, page 261, Register's Office for Davidson County, Tennessee; the said James G. Stephens and Lois Stanley Stephens having been subsequently divorced by Decree of the Probate Court for Davidson County, Tennessee, Rule No. 60491, and by said Decree all of the right, title and interest in and to said property was vested solely in Lois Stanley Stephens and James G. Stephens was divested of all right, title and interest in and to said property; the said Lois Stanley Stephens being now deceased, the property vests solely in Pamela Stephens Ward under the Will of Lois Stanley Stephens of record in Will Book 124, page 555, Probate Court for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 8th day of December, 19 78

Affiant

My commission expires: 11/13/79 (Affix Seal)

Notary Public

STATE OF TENNESSEE

Ernest E. Ward joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which he may have, marital or otherwise.

This is unimproved ( ) improved (XX) property, known as 3629 Brush Hill Road, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

*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.*

*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.*

*Witness* our *hands this* 8th *day of* December, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Pamela Stephenson Ward

Ernest E. Ward

*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*

PAMELA STEPHENS WARD AND HUSBAND, ERNEST E. WARD

*the bargainors, 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* 8th *day of* December, *19* 78.

THOMAS M. BLACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Thomas M Black, *Notary Public.*

*Commission Expires* 11/13/79

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*STATE OF*
*COUNTY OF*

*Personally appeared before me,* , *a Notary Public in and for said County and State, the within named*

*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, this day of, 19.*

, *Notary Public.*

*Commission Expires*

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* , *a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .*

*Witness my hand and seal, at office in, this day of, 19.*

*Notary Public*

*Commission Expires*

F. 046 1 7

IDENTIF. REFERENCE

DEC 11 3 45 PM '78

FELIX Z. HALL, CLERK & REGISTER DAVIDSON COUNTY, TENN.