BOOK 5374 PAGE 296

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

John Koelsch, et ux

TO

Robert E. Miers

4113 Gallatin Rd., Nashville, Tn. 37216

For draftsman's use

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Miers (NAME)	Engel Tortgage Company (NAME)	3 - 3 - 278
4113 Gallatin Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	15DA-39104
Nashville Tn. 37216 (CITY) (STATE) (P. O. ZIP)	Birmingham, Ala. (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Dec 12 3 22 PM '78

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

F.047922

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,000. Robert E. Miers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF Dec., 1978

James D. Hughey
Notary Public

FOR DEPOSIT ONLY

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public, State of [illegible]
My Commission Expires: 1-10-82

For and in Consideration of the sum of TEN AND NO/100----------

----------($10.00)---------- DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the GRANTEES, and their agreement to pay the outstanding principal loan balance more fully described in and secured by deed of record in Book _____, Page _____, Register's Office Davidson County, Tennessee.

We, John Koelsch and wife, Sela M. Koelsch, GRANTORS, herein,

have bargained and sold, and by these presents do transfer and convey unto the said

Robert E. Miers

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. 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 John Koelsch and wife, Sela M. Koelsch, by deed from Robert E. Miers, et ux, of record in Book 5113, Page 859, Register's Office Davidson County, Tenneysee.

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

BOOK 5374 PAGE 297

WD-2

This is improved (X) unimproved ( ) property, known as 2302 Carter Street, Nashville, TN. 37206
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

DEC 12 78 CONV 24,000.00
DEC 12 78 STAX 62.40
DEC 12 78 PR'FEE B* .50
DEC 12 78 W'DEED B* 4.00 * 66.90

And Grantors 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 hand s this 30th day of August, 1978

John Koelsch
JOHN KOELSCH

X Sela M. Koelsch
SELA M. KOELSCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF WYOMING
COUNTY OF Campbell X

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SELA M. KOELSCH the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , WYOMING, Tennessee, this 22nd day of Aug, 1978.

JUDY CLEMENTS - Notary Public
County of Campbell State of Wyoming
My Commission Expires Nov. 3, 1981

X Judy Clements, Notary Public.

Commission expires 11-3-81

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 1978.

James Dennis Hughey
Notary Public, State of TN at Large
My Commission Expires 1-17-82

James D. Hughey, Notary Public.

Commission expires

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE