FILE IN BOX 4

79-2-6 BOOK 5393 PAGE 706

2030 02/09 167.00- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Marvin B. Koch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF FEBRUARY, 1979

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MARVIN B. KOCH ETUX (NAME) | OWNER (NAME) | 103-12-123 |
| 236 LAUDERDALE ROAD (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 26W 3820 |
| NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP) | (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, MARY GOLDBERG, A WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARVIN B. KOCH AND WIFE, EVELYN L. KOCH

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 Lot No. 20 of Block "C" on the Plan of Cherokee Park, Section 2, of record in Book 547, pages 175 and 176, said Register's Office, described as follows:'

SAID Lot No. 20 fronts 65 feet on the southerly side of Lauderdale road and extends back between lines, 193.46 feet on the easterly line and 184.8 feet on the westerly line to a broken line in the rear measuring 44.29 feet thereon.

BEING the same property conveyed to Mary Goldberg, A Widow, by deed from J. J. Foley Jr., Trustee, of record in Book 5253, page 4, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Driveway rights of adjacent property owners in and to a double drive along the east line of the premises and the west line of the premises adjoining on the east, as shown on loan survey by Hal R. Swann, Surveyor, dated November 30, 1950, not of record.

This is unimproved ( ) improved (X) property, known as 236 LAUDERDALE ROAD NASHVILLE, TENNESSEE
(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 MY hand this 8th day of FEBRUARY, 19 79

X
MARY GOLDBERG

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARY GOLDBERG, A WIDOW

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 NASHVILLE, Tennessee, this 8th day of FEBRUARY, 1979

Commission expires 6/7/80

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

MARY GOLDBERG, A WIDOW

TO

MARVIN B. KOCH AND WIFE,

EVELYN L. KOCH

F. I. 3382

IDENTIF. REFERENCE

FEB 9 8 49 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.