This instrument prepared by:
John H. Roe,Jr.
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 5426 PAGE 700

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.:
John H. Koon, et ux. 3601 Wimbledon Rd. Nashville, Tenn. 37215	John H. Koon, et ux. 3601 Wimbledon Rd. Nashville, Tenn. 37215	117-5 P/O Par 160 Js

FOR AND IN CONSIDERATION of the sum of Three Thousand Two Hundred and Forth Dollars ($3,240.00), we, John E. Perry and wife, Sally G. Perry (hereinafter "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto the said John H. Koon and wife, Linda R. Koon (hereinafter "Grantees"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> All of that part of new Lot 2 on the plan of Koon-Hunt Subdivision, as of record in Book 5210, Page 150, Register's Office for Davidson County ("RODC"); lying within the bounds of original Lot B on the Plan of Woodmont Estates, as shown in Plat Book 3842, Page 114, and more fully described in deed of record in Book 4346, Page 766, RODC, said property being more particularly described as follows:
>
> BEGINNING on the easterly margin of Wimbledon Road at the common corner between new Lots 2 and 3; thence with the line between said two lots, south 52°47' east 80.79 ft. to a monument; thence south 52°32' west 51.86 ft. to a point; thence north 60°29'46" west 58.0 ft. to a point; thence along the easterly margin of said road northerly 58.60 ft. to the beginning.
>
> Being a part of the same property conveyed to Grantors by deed from H. R. Anderson and wife, Susan D. Anderson, of record in Book 4346, Page 766.

This is unimproved property, known as Wimbledon Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their successors, heirs and assigns forever, and we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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 25 day of April, 1979.

John E. Perry

Sally G. Perry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said county and state, the within named John E. Perry and wife, Sally G. Perry, 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 25th day of April, 1979.

Teresa Mauck
Notary Public

My commission expires:
7-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $3,240.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 1979.

Teresa Mauck
Notary Public

My commission expires:
7-18-82

F.2613.9

IDENTIFICATION REFERENCE

APR 26 1 53 PM '79

FELIX ZANDLER REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5426 PAGE 702

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3240.00- CO	
			8.32 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	12.82-
8641	A04/26/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 261 3.9

IDENTIFICATION REFERENCE

APR 26 1 53 PM '79

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

No. 679866