FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$48,000.00 Margaret Clark Mazzone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1983.

Notary Public

MY COMMISSION EXPIRES: 10/4/86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARGARET CLARK MAZZONE (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	MAP 83-6
1615 Franklin Avenue (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Fairfax Sq#200 (STREET ADDRESS)	PAR 53
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	27W 15350

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, STEVEN L. KOEHLER and wife, JOAN E. KOEHLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGARET CLARK MAZZONE

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:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Resubdivision of Certain Lots in Block A, B and C of Weakley Place, of record in Book 547, Page 12, Register's Office for Davidson County.
Said Lot No. 12 fronts 50 feet on the northerly margin of Franklin Avenue and extends back 150 feet on the easterly and westerly lines to a line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Steven L. Koehler and wife, Joan E. Koehler by deed from Phillip N. Cawein and wife, Elizabeth H. Cawein, of record in Book 5726, Page 228, Register's Office for Davidson County, Tenn.

unimproved ( )
This is improved (X) property, known as 1615 Franklin Avenue, Nashville, TN. 37206
(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 their hands this 30th day of June, 1983

~~STEVEN L. KOEHLER~~ Steven L. Koehler

Joan E. Koehler
JOAN E. KOEHLER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN L. KOEHLER and wife, JOAN E. KOEHLER

the bargainor 8, 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 30th day of June, 19 83

Commission expires 10/13/86

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

107A

07/12-431.30- BREEN

H 5 9 7 4 4

IDENTIF. REFERENCE

Jul 12 2 12 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

STEVEN L. KOEHLER

JOAN E. KOEHLER

TO

MARGARET CLARK MAZZONE

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

OFFICIAL RECEIPT

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

RECEIVED OF_____

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FOR_____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			48000.00- CO	
			124.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	131.30-
1078A	07/12/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.9 7 4 4

IDENTIF. REFERENCE

Jul 12 2 12 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 962839