THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

BOOK 6167 PAGE 683

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
John H. Roe, Jr. and wife, Emily H. Roe 613 Lynwood Boulevard Nashville, TN 37205	Metropolitan Federal Savings & Loan Association 230 Fourth Avenue North Nashville, Tennessee 37219	130-3-77

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Thousand Dollars ($280,000.00), Richard S. Koonce (hereinafter referred to as the "Grantor"), has bargained and sold, and does hereby transfer and convey unto John H. Roe, Jr. and wife, Emily H. Roe (hereinafter referred to as the "Grantee"), and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being the northerly 10 feet of lot No. 150 and the southerly part of Lot No. 148 on the Plan of Royal Oak Land Company's Subdivision, of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING at an iron pin in the westerly margin of Lynwood Boulevard, 10 feet south of the common corner of Lots Nos. 150 and 148 on said Plan; thence with the margin of said Boulevard, northwardly 150 feet to an iron pin, thence westwardly 242 feet, more or less, to the easterly line of Lot No. 149 in said Subdivision, said point being 100 feet south of the common corner of Lots Nos. 146 and 148 on said plan; thence with the common boundary line between Lots 148 and 149 and between Lots Nos. 150 and 151, southerly 160 feet to a point, said point being 10 feet south of the common corners of Lots 148, 149, 150 and 151; thence easterly 220 feet, more or less, to the point of beginning.
>
> Being the same property conveyed to Richard S. Koonce and wife, Joanne W. Koonce (Joanne W. Koonce having since died), by deed from Wilborn D. Strode and wife, Carolyn W. Strode, of record in Book 4321, page 713, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 613 Lynwood Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's (successors), heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that, excepting 1983 taxes and the indebtedness described in and secured by the Deed of Trust of record in Book 5642, page 568, Register's Office for Davidson County, Tennessee, the same is unencumbered, Grantor further covenants and binds himself, his successors and representatives, to

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warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand on this 1st day of November, 1983.

Richard S. Koonce

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Claudette McCord, a Notary Public in and for the County and State aforesaid, personally appeared Richard S. Koonce, the within named 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 seal, at office in Nashville, Tennessee, this 1st day of November, 1983.

Claudette McCord
Notary Public

My Commission Expires:
August 18, 1987

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $280,000.00.

John W. Koonce, Jr.
Affiant

Subscribed and sworn to before me, this 1st day of November, 1983.

Claudette McCord
Notary Public

My Commission Expires:
August 18, 1987

RUSH

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IDENTIF. REFERENCE

Nov 1 10 56 AM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6167 PAGE 685

RECEIVED OF _____

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
			280000.00- CAMT.	
			728.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	734.50-
			9347A11/01/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

Nov 1 10 56 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 990281