BOOK 6400 PAGE 619

File 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 97,500.00

Subscribed and sworn to before me, this the 5th day of October 19 84

Affiant

My commission expires: July 18, 1987
(Affix Seal)

Notary Public Ruth M. Foran

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JOHN A. KOERNER	COMMUNITY FEDERAL SAVINGS AND LOAN
4418 Prescott Drive	2701 Jefferson Street
Nashville TN	Nashville, TN 37208
CITY STATE ZIP (STREET ADDRESS)	CITY STATE ZIP (STREET ADDRESS)
MAP NO. 132-15	PARCEL NO. 43.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, J. THOMAS HOLSHOUSER and wife, SANDRA J. HOLSHOUSER

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO JOHN A. KOERNER and wife, PAM L. KOERNER

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 93 on the Plan of Southmeade, Section III, as of record in Book 2900, page 92, Register's Office for said County.

Said Lot No. 93 fronts 163.09 feet on the easterly side of Prescott Road and runs back 295.8 feet on the northerly line and 249.8 feet on the southerly line, to a dead line in the rear on which it measures 179.6 feet thereon.

Being the same property conveyed to J. THOMAS HOLSHOUSER and wife, SANDRA J. HOLSHOUSER, by deed from ROBERT B. BAKER and wife, SARAH F. BAKER, recorded in Book 4880, Page 18, Register's Office for said County.

This conveyance is subject to taxes for the year 1984 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of Community Federal Savings and Loan, recorded in Book 4880, Page 20, Register's Office for Davidson County, which the Grantees herein agree to assume and pay.

I 55584

IDENTIF. REFERENCE
Cert. Nov 10 12 29 PM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 4418 Prescott Road, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hand s this 5th day of October 19 84

J. THOMAS HOLSHOUSER

SANDRA J. HOLSHOUSER

7654 - CHECK

State of Tennessee
County of Davidson

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On this 5th day of October, 19 84, before me personally appeared J. THOMAS HOLSHOUSER and wife, SANDRA J. HOLSHOUSER to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

July 18, 1987

Notary Public
Ruth M. Foran

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

97500.00- CAMT.
253.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 260.00-
7494A10/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 5 5 8 4

IDENTIF. REFERENCE

NOV 10 12 29 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0075825