60421

This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

BOOK 6540 PAGE 744

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Laverne T. Wright 3629 Brush Hill Road Nashville, TN	Same	Map 62-9 Parcel 9 15 DZ 26800

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROBERT F. KOEHLER and wife, DONNA P. KOEHLER has bargained and sold, and by these presents does transfer and convey unto the said LAVERNE T. WRIGHT, the Grantee herein, her heirs, successors 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 the North 60 foot front and 31 feet rear of Lot No. 5 and the South 80 feet front and 89 feet rear of Lot No. 6 on the Map showing the Subdivision of Lot No. 30, Riverwood, as of record in Book 843, page 28, Register's Office for said County and described as follows:

Beginning on the westerly margin of Brush Hill Road at a point 109.75 feet south of the southerly margin of Plymouth Avenue, extended; thence westwardly 275 feet to a point, 100 feet south of the southerly margin of Plymouth Avenue; thence southwardly 120 feet to a point, 31 feet south of the southwest corner of Lot No. 6; thence eastwardly 312 feet more or less to the westerly margin of Brush Hill Road; thence with said Road, northwardly 140 feet to the beginning.

Being the same property conveyed to Robert F. Koehler and wife, Donna P. Koehler by deed from Pamela Stephens Ward and husband, Ernest E. Ward, of record in Book 5373, page 863, said Register's Office.

This conveyance is subject to:

1. Such matters as may be shown on the Plan of record in Book 843, page 28, said Register's Office.

2. Current year real property taxes.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever.

And we do covenant with the said Grantee 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, except as otherwise herein set out.

And Robert F. Koehler and wife, Donna P. Koehler, do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to

1332

the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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 24 day of April, 1985.

Robert F. Koehler
ROBERT F. KOEHLER

Donna P. Koehler
DONNA P. KOEHLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $76,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Laverne T. Wright
Affiant

Subscribed and sworn to before me,
this 24 day of April, 1985.

Michele House
NOTARY PUBLIC
My Commission Expires: 4-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public in and for said County and State, personally appeared Robert F. Koehler and Donna P. Koehler, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of April, 1985.

Michele House
NOTARY PUBLIC

My Commission Expires: 4-17-88

1991 93
IDENTIF. REFERENCE
APR 24 2 16 PM '85
FEE $ DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 6540 PAGE 746

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

76500.00- CONT.
137.60 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 804.10-
1232A04/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 9 1 9 3

IDENTIF. REFERENCE

APR 24 2 16 PM 185

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 128093