FILE BOX 38 #4544

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6801 PAGE 116

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREDERICK W. VON COLLN (NAME)	New Owner (NAME)	Map 117-4
1800 Cedar Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 230
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. #24W-13865

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, LOIS ANNE KOONCE and RUTH ELIZABETH KOONCE, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDERICK W. VON COLLN and wife, TONI P. VON COLLN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Nos. 80 & 81 on the Plan of Belmont Terrace, as of record in Plat Book 421, page 101, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Willis T. Koonce and wife, Mattie Luton Koonce by deed from Leonora B. Schuerman, a widow, of record in Book 1283, page 237, said Register's Office. Willis T. Koonce has since died and Mattie Luton Koonce has subsequently died and devised said property to Lois Anne Koonce and Ruth Elizabeth Koonce by will of record in Will Book 120, page 681, Probate Court for said County.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, page 101, said Register's Office.

81985

IDENTIFICATION REFERENCE

MAR 11 8 16 AM '86

FELIX Z. WHITSELL REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1800 Cedar Lane, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 10th day of March, 1986

Lois Anne Koonce
LOIS ANNE KOONCE

Ruth Elizabeth Koonce
RUTH ELIZABETH KOONCE

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOIS ANNE KOONCE and RUTH ELIZABETH KOONCE, both unmarried

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of March, 1986.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 19 86

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL) Notary Public

17.3 12/11 461.50- CHECK

WARRANTY DEED

FROM

LOIS ANNE KOONCE and RUTH ELIZABETH KOONCE, both unmarried

TO

FREDERICK W. VON COLLN and wife, TONI P. VON COLLN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

175000.00- CAMT.
455.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 461.50-
177403/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 9 8 5

IDENTIFICATION/REFERENCE

MAR 11 8 13 AM '86

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 226126