BOOK 6823 PAGE 454

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Bjorn Koxvold
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 86

Notary Public

MY COMMISSION EXPIRES: 9-28-89

(AFFIX SEAL)

FILE BOX 3

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bjorn Koxvold	CITYFED MORTGAGE COMPANY	149-2-A
(NAME)	(NAME)	
208 Piccadilly Sac	404 BNA Drive, Suite 201	PARCEL 8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN. 37013	Nashville, TN 37217	2D-74460
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Thomas H. O'Hara and wife, Toni R. O'Hara

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bjorn Koxvold and wife, Kimberly A. Koxvold

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 the 2nd Civil District of Davidson County, Tennessee, consisting of a Tract of land described as follows:

ING Lot No. 8, Piccadilly Square, Phase I, of record in Plat Book 5200, page 20, Register's Office for Davidson County, Tennessee, to which plat reference s hereby made for a more complete legal description of subject lot.

8951 IDENTIFICATION REFERENCE

APR 8 8 04 AM '86
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) property, known as 208 Piccadilly Sac, Antioch, TN. 37013
is improved ( ) XX (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 our hand this 31st day of March, 19 86

Toni R. O'Hara

Thomas H. O'Hara

by Thomas H. O'Hara
Attorney in fact

BOOK 6823 PAGE 455

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas H. O'Hara

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1986.

Commission expires 7-18-87

Notary Public

STATE OF TEN...

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of March, 19 86, before me personally appeared Thomas H. O'Hara, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Toni R. O'Hara, and who acknowledged that he executed the same as the free act and deed of the said Toni R. O'Hara by virtue of that Power of Attorney, duly executed by the said Toni R. O'Hara and appearing of record in Book 6758, page 382, respectively, of the Register's Office for Davidson County,

Witness my hand and official seal at Nashville, this 31st day of March, 19 86.

My commission expires: 7-18-87

Notary Public

WARRANTY DEED

FROM
Thomas H. O'Hara
Toni R. O'Hara

TO
Bjorn Koxvold
Kimberly A. Koxvold

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY AT LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

CONTINUATION OF LEGAL DESCRIPTION

Being the same property conveyed to Thomas H. O'Hara and wife, Toni R. O'Hara by Quitclaim Deed from Wellington Enterprises, LTD of record in Book 6823, page 452, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existings easements and restrictions of record.

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

RECEIVED OF _____

FOR _____

BOOK 6823 PAGE 456

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

70000.00- CANT.
182.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.50-
0725A04/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8951 1:

IDENTIFICATION REFERENCE

APR 8 8 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 234867