Box 44

BOOK 5842 PAGE 621

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 1986.

Notary Public

MY COMMISSION EXPIRES: July 9 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gullett, Sanford & Robinson, 230 Fourth Avenue North, Nashville, TN 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Koban, Jr., et ux (NAME)	SAME (NAME)	129-2-48
245 Vaughns Gap Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, ~~WE~~ I, CAROLYN M. SMITH, unmarried and the widow of W. Loyd Smith, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL A. KOBAN, JR., AND WIFE, PAMELA R. KOBAN

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 Davidson County, Tennessee, being Lot No. 6, Vaughn's Gap Road on the Map of West Meade Farms, Inc., Section 4, as of record in Book 1835, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to W. Loyd Smith, Jr., and wife, Carolyn M. Smith, by deed from Harriet S. Keyes, of record in Book 4292, page 662, Register's Office for Davidson County, Tennessee, the said W. Loyd Smith, Jr., having since died.

This conveyance is made subject to the following:

1. 1986 taxes, which have been prorated and assumed by Grantees.

2. Matters shown on the Plan of record in Book 1835, page 94, said Register's Office.

96023

IDENTIFICATION

APR 30 8 55 AM '86

FELIX ZANDMAN REGISTER DAVIDSON COUNTY TENN.

(unimproved / improved) X property known as 245 Vaughns Gap Road (House Number) Nashville (Street) Tennessee (P.O. Address) 37205 (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 my hand this 29th day of April, 19 86

Carolyn M. Smith

Carolyn M. Smith

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn M. Smith, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 19 86

Commission Expires 10-19-86

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

240000.00- CAMT.
624.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 630.50-
8434A04/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96023

IDENTIFICATION REFERENCE

APR 30 8 55 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 242391