File 27

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Gene C. Koonce, et ux.	Zeitlin Financial Service Inc	Map 104-5
(NAME)	(NAME)	
312 Greenway Avenue	4301 Hillsboro Rd, Suite 200	Par. 346
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashull TN 3715	26W-02815
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED File 27 BOOK 6888 PAGE 647

For and in consideration of the sum of Ten and No/100 ---------- ($10.00) DOLLARS

cash in hand paid by the undersigned named GRANTEES, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, BYRON R. WALLS and wife, ALANA G. WALLS,

have bargained and sold, and by these presents do transfer and convey unto the said GENE C. KOONCE and wife, ELLEN S. KOONCE,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 282 in the Richland Realty Company's Addition to Subdivision "B", as of record in Book 332, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Byron R. Walls and wife, Alana G. Walls, by deed from Daniel E. Tyler and wife, Adele B. Tyler, of record in Book 6353, Page 576, Register's Office of said County.

FILED
JAN 17 9 38 AM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
1185

The property conveyed hereby is subject to 1986 taxes which are prorated between the parties hereto and assumed by Grantees, and is further conveyed subject to easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 312 Greenway Avenue (House Number) (Street)
Nashville, Tennessee 37205
(P. O. Address) (City or Town) (Zip Code)

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 hands ~~xxx~~ as of the 6th day of June, 1986.

Byron R. Walls BYRON R. WALLS

Alana G. Walls ALANA G. WALLS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Margaret M. Allen, a Notary Public in and for said County and State, the within named Byron R. Walls and wife, Alana G. Walls,

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 Nashville, Tennessee, this 27 day of May, 19 86.

My commission expires April 19, 1987 Notary Public Margaret M. Allen

STATE OF TENNESSEE
COUNTY OF

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 79,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

N. Eddie Mott

Sworn to and subscribed before me this 27 day of May, 19 86.

My commission expires 1-10-89 Notary Public

This instrument was prepared by:
James R. Cheshire, III, Attorney, 2100 One Commerce Place, Nashville, Tennessee 37239
Name Address

PREPARED BY:
N. EDDIE [illegible], ATTORNEY
215 [illegible], SUITE 150
[illegible] 37027

WARRANTY DEED
FROM
BYRON R. WALLS, ET UX.
TO
GENE C. KOONCE, ET UX.

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

79000.CO- CAMT.
205.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 211.90-
6275A06/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FEE 185

IDENTIFICATION REFERENCE

JUN 17 9 38 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 259839