#5308
File Box 38

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY* BOOK 7007 PAGE 230

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

Mortgagee:

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| HAROLD A. PRIEST | CITY FEDERAL MORTGAGE COMPANY | Map 76-5 |
| (NAME) | (NAME) | |
| 634 Debbie Drive | 125 Belmont Drive | Parcel 64 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, Tennessee 37076 | Somerset, New Jersey 08873 | FB #4D-68584 |
| (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, STEVEN KOEHLER and JOAN KOEHLER, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAROLD A. PRIEST and MARY A. PRIEST, husband and wife,

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 No. 59 on the Plan of Hidden Hill, as of record in Plat Book 4860, page 43, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven Koehler and wife, Joan Koehler by deed from Jackie L. Criss and wife, Irene A. Criss of record in Book 6590, page 27, said Register's Office. Steven Koehler and wife, Joan Koehler being one and the same as Steven T. Koehler and wife, Joan E. Koehler.

This conveyance is made subject to (1) Restrictions of record in Book 4938, page 337; and (2) All matters appearing on the Plan of record in Plat Book 4860, page 43, said Register's Office.

51920

IDENTIFICATION REFERENCE

OCT 13 8 16 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 634 Debbie Drive, Hermitage, Tennessee 37076

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 3rd day of October, 1986

Steven Koehler by David M. Cree
STEVEN KOEHLER

Joan Koehler by David M. Cree
JOAN KOEHLER

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7007 PAGE 231

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

_____

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

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

My commission expires _____ 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 DAVIDSON:

On this 30th day of September, 1986, before me personally appeared David M. Gee, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Steven Koehler and wife, Joan Koehler, and acknowledged that he executed same as the free act and deed of the said Steven Koehler and wife, Joan Koehler.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of October, 1986.

Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Harold A. Priest
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 19 86.

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

Notary Public

3151 WARRANTY DEED

FROM STEVEN KOEHLER and wife, JOAN KOEHLER

TO HAROLD A. PRIEST and wife, MARY A. PRIEST

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 _____

BOOK 7007 PAGE 232

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

62000.00- CANT.
173.60 CSTAX
.50 PRFE
6.00 WDE
CHECK 180.10-
315:A 10/13/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

51920

IDENTIFICATION REFERENCE

Oct 13 8 16 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 305796