Box 22

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Donna W. Seaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 86

Notary Public

MY COMMISSION EXPIRES: 11-12-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY I. DYKE TATUM, Attorney		
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203		
ADDRESS NEW OWNER (S) AS FOLLOWS Larry W. Koontz	~~XXXXXXXXXX~~ Mortgagee: Atlantic Coast Mortgage Company	MAP/PARCEL NUMBERS 103-3-203
(NAME) 138 51st Avenue North	(NAME) 3975 University Drive	25W-09570
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS) Fairfax, Virginia 22030	
(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, Mary F. Hamm, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry W. Koontz and wife, Margaret A. Koontz

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 Fifth (5th), formerly Twenty-fifth (25th), Ward in Davidson County, Tennessee, being Lot No. "B" on the Plan of J. G. Edwards Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, dated October 28, 1946, and described according to a survey made by Bob Cummings, Land Surveyors, dated October 2, 1986, as follows:

BEGINNING at an iron pin in the easterly margin of 51st Avenue North, 412.4 feet southerly from the intersection of the easterly margin of said 51st Avenue North and the southerly margin of Wyoming, formerly Sixth (6th) Avenue, said point being the southwest corner of the property conveyed to M. E. Marable and wife, Mary Frances S. Marable, by deed from Joseph Franklin White and wife, as of record in Book 1284, page 276, Register's Office for said County; thence with Marable's southerly boundary line eastwardly 158 feet to an iron pin; thence southwardly and parallel to 51st Avenue North, 51.45 feet to an iron pin; said point being the northeast corner of a tract of land owned by Parrott; thence with Parrott's northerly boundary line; westwardly 158 feet to an iron pin in the easterly margin of 51st Avenue North; thence with the easterly margin of said 51st Avenue North, northwardly 51.45 feet to the beginning.

BEING the same property conveyed to Roy P. Hamm and wife, Mary F. Hamm, by deed from P. J. McRedmond and wife, Ann Marie McRedmond, of record in Book 4156, page 848, Register's Office for Davidson County, Tennessee. Roy P. Hamm also known as Roy Prather Hamm has since died.

This is unimproved (XX) improved ( ) property, know as 138 51st Avenue North, Nashville, TN 37209
(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 convenant 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 her hand this 28th day of October, 19 86

Mary F. Hamm
Mary F. Hamm

804

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary F. Hamm

the bargainor, with whom I am personally acquainted, * and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of October, 19 86.

Commission expires 11-12-89

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM

Mary F. Hamm, Unmarried

TO

Larry W. Koontz and wife,

Margaret A. Koontz

5864O

IDENTIFICATION REFERENCE

Oct 31 11 45 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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
			49900.00- CAMT. 139.72 CSTAX .50 PRFEE 6.00 WDFEE CHECK 146.22- 0804A 10/31/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 6 4 0.

IDENTIF. REFERENCE

Oct 31 11 45 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06904