BOOK 7066 PAGE 128

This instrument prepared by:

Maureen H. Smith
Smith & Smith Attorneys
808 Broadway
Nashville, Tennessee 37203

WARRANTY DEED

Address new owners as follows:	Send tax bills to:	Map Parcel
Dr. Reuben Koller and wife, Susan Koller 1306 Hildreth Dr. Nashville, Tennessee 37215	Citicorp Homeowners Services, Inc. M.S. 309 P.O. Box 790009 St. Louis, MO 63179-0009	MAP 131-15 PAR 74 16DA 37335

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY ONE THOUSAND ($141,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, we, OTHAL SMITH, JR. and wife, MAUREEN H. SMITH, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DR. REUBEN KOLLER and wife, SUSAN KOLLER, 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. 358 on the Plan of Seven Hills, Section 8, as of record in Book 3300, Page 14, 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 Othal Smith Jr. and wife, Maureen H. Smith by deed from Nial J. Hadden and wife, Nancy C. Hadden, of record in Book 6201, Page 88, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1306 Hildreth Dr., Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES their heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out.

GRANTORS further covenant and binds themselves, their heirs and representatives, to warrant and forever defend the title to

the said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. The 1986 property taxes have been pro-rated as of the date of this deed and are hereby assumed by GRANTEES.

WITNESS our hands this 3rd day of December, 1986.

OTHAL SMITH, JR.

MAUREEN H. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, OTHAL SMITH JR. and wife, MAUREEN H. SMITH, with whom I am personally acquainted and who upon their oaths acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of December, 1986.

NOTARY PUBLIC

My commission expires: 4-19-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 141,500.00.

Affiant

Subscribed and sworn to before me, this the 5 day of December, 1986.

Notary Public

My Commission expires: 1-10-89

71975

IDENTIFICATION REFERENCE

DEC 11 10 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

NOTARY PUBLIC AT LARGE

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

14'00[illegible].00- CAMT.
394.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 401.30-
09/27A12/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 9 7 5

IDENTIFI REFERENCE

Dec 11 10 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21679