Dec 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
STEVE HAMILTON	ATLANTIC COAST MORTGAGE COMPANY	25W 1900
(NAME)	(NAME)	
4500 Idaho Avenue	3975 University Drive, Suite 100/210	103-4-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Fairfax, VA 22030	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7228 PAGE 139

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, NATHANIEL H. KOENIG AND WIFE, DEBORAH L. KOENIG,

have bargained and sold, and by these presents do transfer and convey unto the said STEVE HAMILTON.

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 the easterly 50 feet of Lot No. 401, Block 21, on the Plan of Charlotte Park's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 401 fronts 50 feet on the northerly margin of Idaho Avenue (formerly Fifth Avenue) and extends back between parallel lines 150 feet with the westerly margin of 45th Avenue North (formerly Fourth Street) to an alley in the rear.

Being the same property conveyed to Nathaniel H. Koenig and wife, Deborah L. Koenig, by deed from Eric D. Lewis and wife, Fran Mora, of record in Book 6344, page 813, Register's Office for Davidson County, Tennessee.

2.31 4 6.
IDENTIFICATION REFERENCE
MAY 7 8 17 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) property, known as 4500 Idaho Avenue (House Number) (Street)
unimproved ( )
(P. O. Address) Nashville, TN 37209 (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.

Whenever 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 this 23rd day of April 19 87.

Nathaniel H. Koenig

Deborah L. Koenig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7228 PAGE 140

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathaniel H. Koenig and wife, Deborah L. Koenig

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 23rd day of April, 19 87.

My commission expires 7-17-88 Notary Public Dwyce B. Donehue

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, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, 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 _____ and attesting the same by the said _____ as such _____.

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 $ 79,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me
this 23rd day of April, 19 87.

My commission expires 7-17-88 Notary Public Dwyce B. Donehue

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

WARRANTY DEED

FROM
NATHANIEL H. KOENIG ET UX

TO
STEVE HANILTON

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865 4750

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7228 PAGE 141

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

79500.00- CAMT.
222.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 229.10-
4033A05/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2314 6

IDENTIFICATION REFERENCE

MAY 7 8 17 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78644