THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Michael O. Koch
4310 Glen Eden Drive
Nashville, TN. 37205

MORTGAGEE:
Sovran Mortgage Corporation
1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS:
MAP 116-15
PARCEL 48
BM 07535

WARRANTY DEED BOOK 7505 PAGE 592

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ann Gayley Atkinson, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael O. Koch and wife, Hannah P. Koch hereinafter called the Grantee, Grantee's 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. 6 of Block No. 7 on the plan of Re-Subdivision of Royal Oaks, of record in Book 974, pages 4 and 5, Register's Office for said County.

SAID Lot No. 6, which is a corner lot, fronts 140 feet on the northeasterly margin of Glen Eden Drive and fronts 177 feet, more or less, on the southeasterly margin of Royal Oaks Avenue, and extends back 140 feet on the northeasterly line and 176.4 feet on the southeasterly line to a point of intersection.

BEING the same property conveyed to E. David Broadhurst, III and wife, Gayley Atkinson Broadhurst by deed from Paul Wilson Moore and wife, Gayle S. Moore of record in Book 5395, page 952, said Register's Office. E. David Broadhurst, III conveyed his interest in the property to Ann Gayley Atkinson (formerly Gayley Atkinson Broadhurst) by Quitclaim deed of record in Book 5773, page 305, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

0169 04/01 0101 03CHECK 580.50

This is (~~an~~) improved property, known as 4310 Glen Eden Drive, Nashville, TN. 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of March, 1988.

Ann Gayley Atkinson
Ann Gayley Atkinson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of March, 1988, before me personally appeared Ann Gayley Atkinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7505 PAGE 593

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 205,000.00.

Michael O. Koch
Affiant

Subscribed and sworn to before me, this the 31st day of March, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

17698

IDENTIFICATION REFERENCE

APR 1 11 29 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

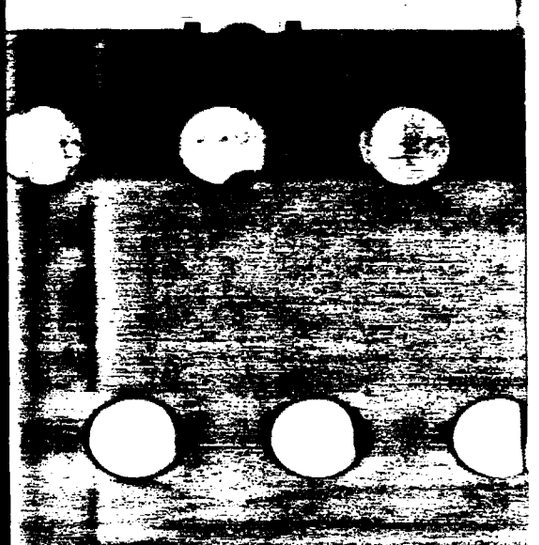
WARRANTY DEED

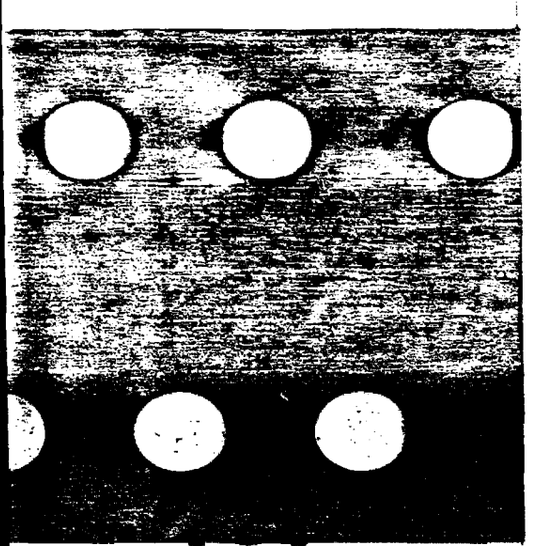
from:
Ann Gayley Atkinson

to:
Michael O. Koch and wife, Hannah P. Koch

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 27310





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7505 PAGE 594

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	
				205000.00
			CON TX	574.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	580.50
			CHECK	580.50

04/01/88 01 11:33 0001 0169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17698

IDENTIFICATION REFERENCE

APR 1 11 29 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76387