for 7

BOOK 8280 PAGE 300

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 182,000.00
John C Koomen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF January 19 91

Alan Hall
Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Koomen (NAME)	BarclaysAmerican/Mortgage (NAME)	MAP 145-13
5312 General Forrest Court (ADDRESS)	5032 Parkway Plaza Blvd., Bldg.8 (ADDRESS)	PARCEL 32
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Charlotte, North Carolina 28217 (CITY) (STATE) (ZIP)	FH-23620

FOR AND 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, John W. Wagster and wife, Lynda W. Wagster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Koomen and wife, Elizabeth B. Koomen

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 part of Lot No. 164 on the Plan of Tyne Valley Estates, Section 9, recorded in Book 3700, Page 65, 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 John W. Wagster and wife, Lynda W. Wagster by deed from George S. Merrick and wife, Beverly S. Merrick recorded in Book 4389, Page 545, Register's Office for Davidson County, Tennessee.

SEE ATTACHED FOR CONTINUATION OF LEGAL DESCRIPTION:

88029

IDENTIF. REFERENCE

JAN 23 2 42 PM '91

FELIX [illegible] DAVIDSON COUNTY TN.

$10.50

unimproved ( )
This is improved (X) property, known as 5312 General Forrest Court, Nashville, TN 37215
(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 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. 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 our hands this 16th day of January, 19 91

John W. Wagster

Lynda W. Wagster

Included in said description but excluded from this conveyance is the following tract conveyed in Book 8241, Page 610, said Register's Office:

BEING a 0.23, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee. Said tract further described as being a portion of the property known as Lot 164, Tyne Valley Estates, Section 9, conveyed to John Wagster as of record in Book 4389, Page 545, Register's Office of Davidson County, Tennessee.

BEGINNING at a point lying on the easterly margin of General Forrest Court, said point being further described as being the common corner of John Wagster as of record in Book 4389, Page 545, Register's Office of Davidson County, Tennessee and Michael Noel property, thence leaving the said margin of General Forrest Court and running with the common line of Noel and Wagster south 80 degrees, 22 minutes, 02 seconds east a distance of 280.00 feet to a point; thence leaving said common line and running as follows: south 10 degrees, 53 minutes west a distance of 40.78 feet to a point in cree; thence running with creek as follows: north 85 degrees, 38 minutes, 46 seconds west a distance of 28.86 feet to a point; thence north 76 degrees, 23 minutes, 24 seconds west a distance of 216.50 feet to a point; thence north 77 degrees, 45 minutes, 22 seconds west a distance of 35.05 feet to a point lying on the easterly margin of General Forrest Court; thence running with said margin in a northerly direction around a curve, having a radius of 588.63 feet, to the left a distance of 26.82 feet to the point of beginning, containing 0.23, more or less, acre.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Wagster and wife, Lynda W. Wagster

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 19 91

Commission expires 3-11-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM
John W. Wagster and wife, Lynda W. Wagster

TO
John C. Koomen and wife, Elizabeth B. Koomen

RETURN TO:
Saturn & Mazer, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8280 PAGE 303

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	
	182000.00
CON TX	600.60
	1.00
WDEED	9.00
TOTAL	610.60
CHECK	610.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/23/91 01 14:40 0001 7733

880029

IDENTIF. REFERENCE

JAN 23 2 42 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391570