BOOK 8543 PAGE 661

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of February, 1992.

Notary Public

My Commission Expires: 11-21-92

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Kenneth L. Roberts and wife, Anne Cook Roberts 31 Foxhall Close Nashville, TN 37215	SAME	117-09-A 031.00CO 7DA 70915

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARJORIE S. KOCHTITZKY AND HUSBAND, MORSE KOCHTITSKY**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KENNETH L. ROBERTS AND WIFE, ANNE COOK ROBERTS**, hereinafter called the Grantees, their heirs and assigns, a certain of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plat of Foxhall Close of record in Book 4860, page 46, Register's Office for Davidson County, Tennessee, as amended in Book 5005, page 136, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marjorie S. Kochtizky and husband, Morse Kochtizky, by deed from Foxhall Land Company, a Tennessee corporation, of record in Book 5222, page 718, Register's Office for said County.

This conveyance is made subject to:

1. 1992 Metro taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this deed, Grantees assume and agree to timely pay such taxes and to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

2. Declaration of Restrictions contained in instrument of record in Book 4954, page 586, as amended in Book 5832, page 378, and further amended in Book 5875, page 873, and Easement Agreement and Amendment to Restrictions of record in Book 8371, page 444, all in the Register's Office for said County.

3. Matters shown on the Plan of record in Book 4860, page 46, as amended in Book 5005, page 136, Register's Office for said County.

4. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6897, page 51, Register's Office for said County.

This is improved property, known as 31 Foxhall Close, Nashville, TN 37215.

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 4th day of February, 1992.

Marjorie S. Kochtitzky

Morse Kochtitzky

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARJORIE S. KOCHTITZKY**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of February, 1992.

Betty R. Grimes
Notary Public

My Commission Expires: 11-21-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MORSE KOCHTITZKY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of February, 1992.

Betty R. Grimes
Notary Public

My Commission Expires: 11-21-92

8178 1
IDENTIFICATION REFERENCE
FEB 5 10 08 AM '92
DAVIDSON COUNTY TN
847202/05 0101 03CHECK 1302.00

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
			CAMT	350000.00
			CON TX	1295.00
			PRFEE	1.00
			MDEED	6.00
			TOTAL	1302.00
			CHECK	1302.00
02/05/92	01		10:04 0001	8475

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81781

IDENTIFICATION REFERENCE

FEB 5 10 04 AM '92

DAVIDSON COUNTY, TN

No. 499088