BOOK 8583 PAGE 346

THIS INSTRUMENT PREPARED BY:
Hunter B. Short
323 Union Street
Nashville, TN 37201
(615) 255-7496

WARRANTY DEED

New Owner:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Lorene Marie Koonts Ferree 301 Windemere Woods Drive Nashville, TN 37215	Same	Map & Parcel 131-01-040

FOR AND IN CONSIDERATION of the sum of SIXTY-FIVE THOUSAND ($65,000.00) DOLLARS cash, the receipt of which is hereby acknowledged.

I, Genola Virginia Koonts Cottrell, a single person, hereinafter called the Grantor, by these present do hereby sell, transfer and convey unto Lorene Marie Koonts Ferree hereinafter called the Grantee, her heirs and assigns, my 1/2 interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Addition of Lindawood as of record in Book 2854, page 140, Register's Office for said county and described as follows:
>
> Beginning at a point on the northerly margin of Castleman Drive at the corner of Lots Nos. 3 and 4; thence with the line between said lots, northwesterly 225.9 feet to a point; thence westerly 158.8 feet to a point in the easterly margin of Lindawood Drive; thence with the margin of same southerly 139 feet to a monument at the beginning of a curve; thence around said curve; easterly 39.27 feet to a point in the northerly margin of Castleman Drive; thence with the margin of same, easterly around a slight curve, 215.26 feet to the point of beginning.
>
> Being the same property conveyed to J.A. Koonts and wife, Annie Sue W. Koonts, by deed of record in Book 3437, page 43, Register's Office for Davidson County, Tennessee, the said J.A. Koonts having died on or about March 23, 1968, and Annie Sue W. Koonts having died on August 8, 1988, conveying the said property to Genola Virginia Koonts Cottrell and Lorene Marie Koonts Ferree by will of record in Will Book 164, page 370, Probate Court for Davidson County, Tennessee. Further, the said Genola Virginia Koonts Cottrell and Lorene Marie Koonts Ferree, have filed an affidavit of ownership pertaining the subject property as of record in Book 7723, page 746, Register's Office for Davidson County, Tennessee.

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, her heirs and assigns, forever; and Grantor covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simply, have a good right to convey it, and the same is unencumbered. Grantor further covenant and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Genola Virginia Koonts Cottrell, has hereunto subscribed her name on this 20 day of March, 1992.

Genola Virginia Koonts Cottrell
GENOLA VIRGINIA KOONTS COTTRELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20 day of March, 1992, before me personally appeared Genola Virginia Koonts Cottrell, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC
My Commission Expires Sept. 24, 1994
My Commission expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Lorene Marie Koonts Ferree
LORENE MARIE KOONTS FERREE

Subscribed and sworn to before me, this 20 day of March, 1992.

NOTARY PUBLIC

My Commission expires:

\word\hbs\koonts.wd

9556 4.

IDENTIFICATION REFERENCE

MAR 25 2 29 PM '92

DAVIDSON COUNTY, TN

0149 03/25 0101 03CHECK 247.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8583 PAGE 348

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 6.00
TOTAL 247.50
CHECK 247.50

03/25/92 01 14:27 0001 0149

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95564

IDENTIFICATION REFERENCE

MAR 25 2 29 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 514534