SPECIAL WARRANTY

DEED

BOOK 8637 PAGE 705

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 19 92

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred George Koller	COLLATERAL MORTGAGE, LTD.	MAP 113
(NAME)	(NAME)	
7743 Buffalo Road	1900 Crestwood Boulevard	PARCEL 146
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Birmingham, Alabama 35283-0180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Citizens Federal Bank, F.S.B.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred George Koller and wife, Kata Ellen Koller

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 the Eighth Civil District of Davidson County, Tennessee, being Tract #2 of a survey of Gaffron and Jeffers in November of 1984, and described as follows:

BEGINNING at a point 650' more or less, East of Buffalo Road and being the southeasterly most corner of Tract #1 of the Plan of Gaffron and Jeffers and being the southwesterly most corner of Tract #2 and in the northerly property line of Whitfield property; thence along the easterly property line of Tract #1 N 01 deg. 32' 15" W, 353.67'; thence S 61 deg. 59' 35" W 88.12'; thence along the W. T. How's southerly property line N 33 deg. 18' 45" E, 127.75'; thence N 52 deg. 45' 15" E, 83.01'; thence N 68 deg. 52' 24" E, 141.18'; thence S 62 deg. 24' 29" E, 70.15'; thence N 61 deg. 59' 35" E, 214.33'; thence S 80 deg. 00' 00" E, 525.85'; thence S 01 deg. 23' 00" W, 214.4'; thence along the Whitfield's northerly property line S 73 deg. 19' 32" W, 986.01' to the beginning, containing 8.54 acres more or less.

TOGETHER with the following as appurtenances thereto: A 20' ingress and egress easement and utility and drainage easement described as follows: Beginning at a point in the center of an asphalt drive at the easterly margin of Buffalo Road 10' more or less from the southerly property line of said tract and proceeding along the center line of the asphalt drive N 85 deg. 34' 43" E, 177.46'; thence N 48 deg. 45' 09" E, 271.85'; thence N 30 deg. 18' 03" E, 252.16 '; thence N 18 deg. 16' 19" E to the northerly property line and a 10' easement along the existing water line supplying Tract 2, this easement will allow the owner of Tract 2 to repair or replace the existing water line as needed.

CONTINUED

unimproved ( )
This is improved (X) property, known as 7743 Buffalo Road, Nashville, Tennessee 37209
(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. The warranties of this instrument are limited to the claims of parties claiming by or through the Grantor.

Witness my hand this 22nd day of May, 19 92

Citizens Federal Bank, F.S.B.
By: _____
John H. Curp, Senior Vice President

_____
William M. Vichich, Executive Vice President

First Tennessee Forms, Inc.

1-800-626-5427

STATE OF TENNESSEE
COUNTY OF

BOOK 8637 PAGE 706

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ Montgomery

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John H. Curp, Senior Vice President and William M. Vichich, Executive Vice President with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Senior Vice President and Executive vice XXX President respectively of the Citizens Federal Bank, F.S.B. the within named bargainor, and corporation, and that they as such Senior Vice President and Executive Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said John H. Curp as such Senior Vice President, and attesting the same by the said William M. Vichich as such Executive Vice President. Dayton, Ohio

Witness my hand and official seal at office at ~~Nashville, Davidson County, Tennessee~~ on this the 22nd day of May 19 92 .

My commission expires 11/22/94

Karen A Cooke
Notary Public

CONTINUED FROM PAGE 1

BEING the same property conveyed to Citizens Federal by Quitclaim Deed from Leader Federal Bank of Savings, of record in Book 8492, Page 259, Register's Office for Davidson County, Tennessee. And further, said Quitclaim Deed is being recorded simultaneously herewith for the purpose of correcting the name of Citizens Federal to Citizens Federal Bank, F.S.B.

14446

IDENTIF. REFERENCE

JUN 1 8 26 AM '92

FEE
DAVIDSON COUNTY TN.

5798 06/01 0101 03CHECK 586.05

WARRANTY DEED

FROM

Citizens Federal

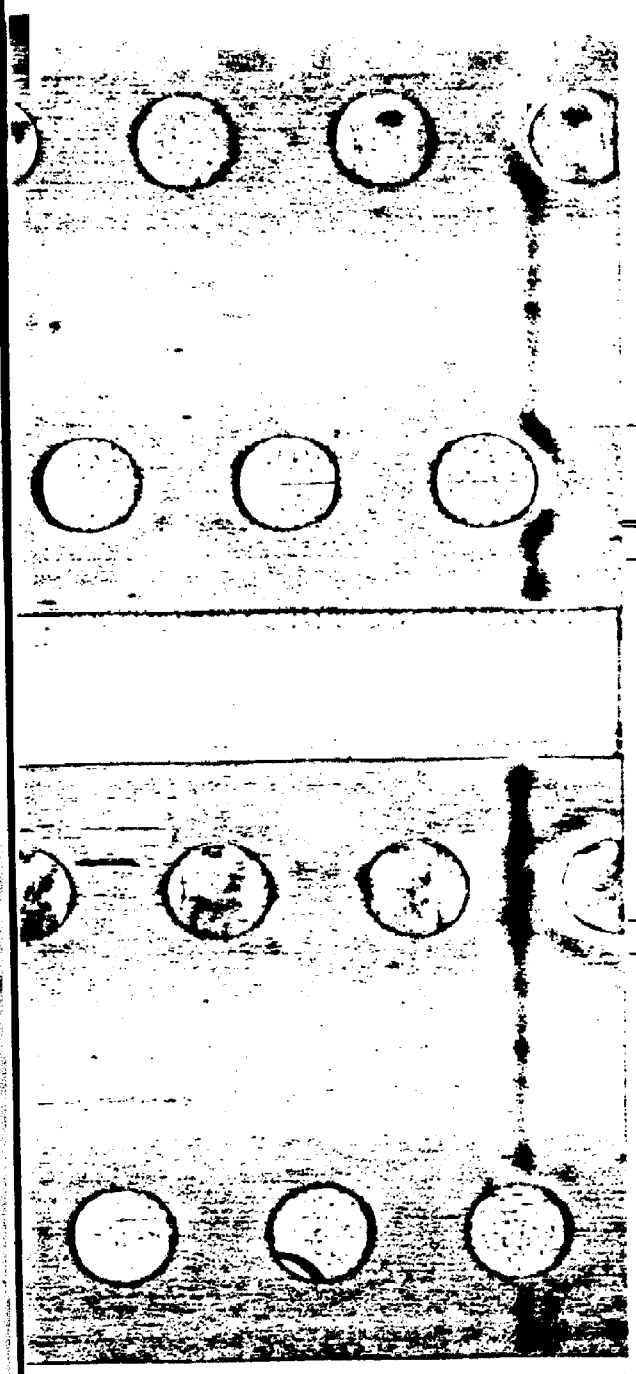
TO

Fred George Koller and wife, Kata Ellen Koller

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

[redacted] [redacted] [redacted]



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8637 PAGE 707

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	156500.00
CON TX	579.05
PRFEE	1.00
WDEED	6.00
TOTAL	586.05
CHECK	586.05

06/01/92 01 08:35 0001 5798

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14446

IDENTIF. REFERENCE

JUN 1 8 26 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 535613