BOOK 9304 PAGE 825

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 34926)
Dav. Co. File: Box 8

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 188900.00

Affiant

Sworn and subscribed before me this 30th day of March, 1994.

April

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
M. Sherman Koontz Cathy N. Koontz 6916 Collinswood Drive Nashville, TN 37221 P. O. Box 271015 Nashville, TN 37227-1015	First Republic Mortgage 6012 Wilmington Pike Dayton, OH 43216	155-08-C-C-213

WARRANTY DEED

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, the undersigned **Lee Chira and William C. Demetree**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **M. Sherman Koontz and spouse, Cathy N. Koontz**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 50 on the plan of Phase 2 Poplar Creek Estates, of record in Book 6900, pages 339 thru 347, Register's Office for said County.

Said Lot No. 213 fronts 80 feet on the southeasterly margin of Collinswood Drive and extends back between parallel lines 130 feet to a dead line.

Being part of the same premises conveyed to William C. Demetree and Lee Chira by deed from Lee Chira, Trustee, of record in Book 9028, page 197, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to Covenants, Conditions and Restrictions of record in Book 6474, page 346, Book 6486, page 587, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33 and any and all matters shown on the herein referenced Plan of record in said Register's Office.

94 APR -7 AM 9:12

IDENTIFICATION REFERENCE 36402

This is improved property, known as: 6916 Collinswood Drive, Nashville, TN 37221

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 30th day of March, 1994.

Lee Chira

William C. Demetree
William C. Demetree

1162 04/07 0101 03CHECK 707.93

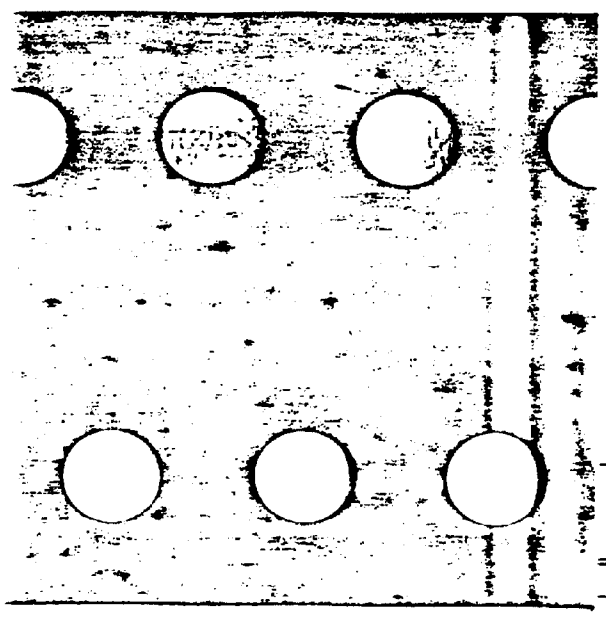
State of FLORIDA
County of ORANGE

On this 29th day of March, 1994, before me the undersigned authority, personally appeared **Lee Chira** and **William C. Demetree**, 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 the execution as a free act and deed.

My Commission Expires:

BRENDA J. CARLSON
MY COMMISSION # CC 228417
EXPIRES: October 28, 1996
Bonded Thru Notary Public Underwriters

Brenda Carlson
Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

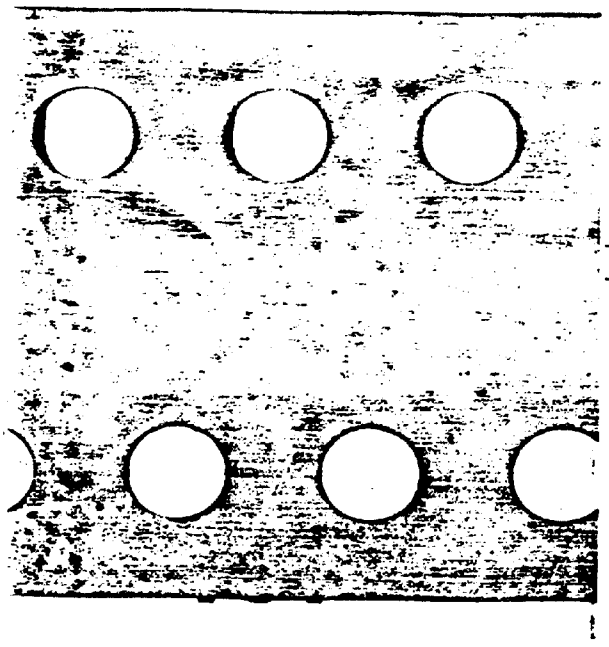
RECEIVED OF _____

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
				188900.00
			CON TX	698.93
			PRFEE	1.00
			WDEED	8.00
			TOTAL	707.93
			CHECK	707.93
04/07/94	01		09:14 0001	1162



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36402
IDENTIF. # REFERENCE

94 APR -7 AM 9:12

REGISTER
DAVIDSON COUNTY, TN.

No. 776404