THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $124,500.00 **AFFIANT** Subscribed and sworn to before me, this 30th day of August, 1996. Notary Public My Commission Expires: 1-24-99

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Peggy L. Willis 3105 Lake Drive Hermitage, TN 37076	SAME	86-14B-47

96 SEP -3 PM 3:35
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0220660
IDENTIF. & REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY C. KOGER AND WIFE, TAMRA PETRICE KOGER** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PEGGY L. WILLIS**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 133 on the Revised Plan of Fleetwood, Phase One, of record in Book 6900, pages 465 & 466, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary C. Koger, unmarried by deed from Kenneth R. Lokey, individually and d/b/a Lokey Properties, and wife, Donna Lokey, of record in Book 7467, page 151, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6900, pages 465 & 466, Register's Office for said County.

3. Restrictive covenants of record in Book 7170, page 987, Register's Office for said County.

This is improved property known as 3105 Lake Drive, Hermitage, Tennessee 37076.

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 we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 30th day of August, 1996.

Gary C. Koger

Gary C. Koger

Tamra Petrice Koger

Tamra Petrice Koger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3569 09/03 0101 03CHECK 469.65

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARY C. KOGER**, 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 30th day of August, 1996.

Sarah N. Hord

Notary Public

My Commission Expires: 7-24-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

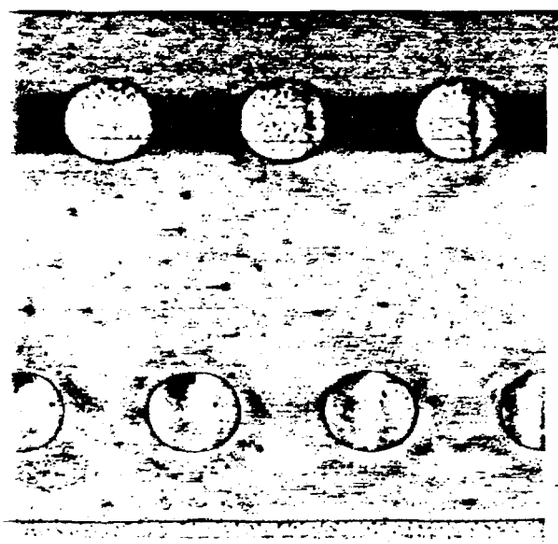
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TAMRA PETRICE KOGER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

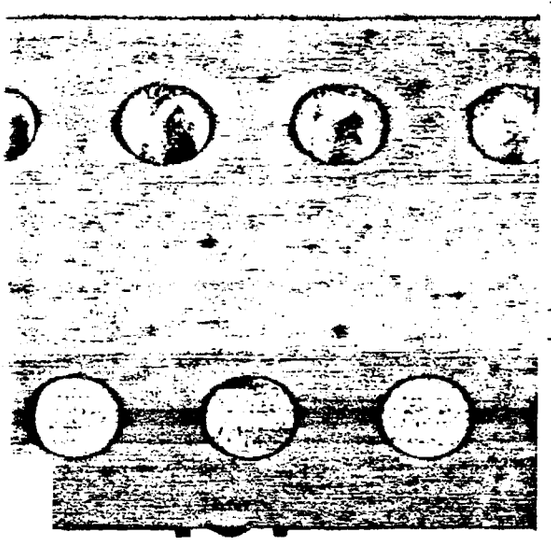
WITNESS my hand, at office, this 30th day of August, 1996.

Sarah N. Hord

Notary Public

My Commission Expires: 7-24-99





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10176 PG 33

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 124500.00
CON TX 460.65
PRFEE 1.00
WDEED 8.00
TOTAL 469.65
CHECK 469.65

09/03/96 01 15:38 0001 3569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220660
96 SEP -3 PM 3:35
IDENTIFICATION
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1026075