FILE NO. 36310

FILE BOX "7"

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 1998

Notary Public

MY COMMISSION EXPIRES: 7/25/98

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BK/VOL 10778 PG 271

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREDERIC S. KOENIG et ux	S A M E	182-44
(NAME) 12349 Brady Manor Way	(NAME)	5DZ 27491
(STREET ADDRESS OR ROUTE NUMBER) Jacksonville, FL 32223	(STREET ADDRESS)	
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 JAMES KELLY GUESS and wife, LUCYTHIA D. GUESS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDERIC S. KOENIG and wife, JANET E. KOENIG

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 5th Civil District of Davidson County, Tennessee, described according to a survey made by John Coleman Hayes, Jr., and Associates, July 12, 1968 as follows:

BEGINNING at an iron pin in the westerly margin of Hobson Pike. Said iron pin being the common front corner of the land herein described and the tract of land conveyed to Grace Cotten by deed of record in Book 4310, page 372; thence leaving said pike south 81° 54 min. 30 sec. west 652.72 feet to an iron pin; thence north 03° 22 min. 30 sec. east 456.00 feet to an iron pin in the south margin of Hobson Pike; thence along the said margin of Hobson Pike south 84° 04 min. 30 sec. east 405.03 feet to an iron pin; thence continuing along the margin of said pike south 73° 15 min. 30 sec. east 109.83 feet to an iron pin which is the beginning of a curve; thence along said curve 98.00 feet to an iron pin in the westerly margn of Hobson Pike; thence south 12° 13 min. 30 sec. east 226.42 feet to the point of beginning containing 5.18 acres, more or less.

BEING the same property conveyed to James Kelly Guess and wife, Lucythia D. Guess by deed from David Hill and wife, Judith Hill of record in Book 10379, page 777, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 13877 Old Hickory Boulevard, Nashville, Tennessee 37218
(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.

Witness our hand s this 30th day of JANUARY, 19 98

X _____
JAMES KELLY GUESS

X _____
LUCYTHIA D. GUESS

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED BOOK 10778 PG 272, a Notary Public in and for said County and State, the within named JAMES KELLY GUESS and wife, LUCYTHIA D. GUESS

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 1998.

Commission Expires 7/25/98

ALAN D. MAZER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

0396154

IDENTIFICATION REFERENCE

98 FEB -2 PM 3:31

REGISTER
DAVIDSON COUNTY, TN.

9524 02/02 0101 03CHECK 305.00

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BK/PG 10778/273

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

02/02/98 01 15:32 0001 8524

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0396154
IDENTIFICATION REFERENCE

98 FEB -2 PM 3:31
REGISTER
DAVIDSON COUNTY, TN.

No.1249092