File Box =

BOOK 11385 PG. 149

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES 3-23-2002

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alice B. Bogage	First Guaranty Mortgage Corp.	MAP 162, GP. 6
(NAME)	(NAME)	
201 Sterry Court	8180 Greensboro Drive, #1175	PARCEL 86
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	McLean, Virginia 22102	5DU52749
(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, John Jared Koonse and Marie Evon Koonse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alice B. Bogage, unmarried

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:

BEING Lot 196, Section One, Fair Oaks, of record in Book 4175, Pages 42 and 43, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John Jared Koonse and wife, Marie Evon Koonse by deed from Ed Hodge and John R. Creager of record in Book 5108, Page 1, Register's Office, Davidson County, Tennessee. The said John Jared Koonse and Marie Evon Koonse are now divorced as evidenced by Final Decree, of record in Book 277B, Page 1142, in the Fourth Circuit Court for Davidson County, Tennessee.

Jim Hodge executed this instrument on behalf of Marie Evon Koonse pursuant to a Power of Attorney which is being placed of record currently herewith.

This is the same description as in previous deed of record.

This conveyance is subject to a 10 foot public utility, sewer, and drainage easement, containing an 8 inch sewer line; a 10 foot public utility and drainage easement; a 2.5 foot by 25 foot utility anchor easement; and minimum building setback line of record in Book 4175, Pages 42 and 43, said Register's Office.

9024 03/15 0101 03CHECK 319.95

unimproved ( )
This is improved (X) property, known as 201 Sterry Court, Antioch, TN 37013
(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 11th day of March 19 99

John Jared Koonse

John Jared Koonse
Marie Evon Koonse
By: Marie Evon Koonse by Jim Hodge Attorney in Fact
Jim Hodge, Attorney-in-fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

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
COUNTY OF

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

and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____on this the _____

day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Jared Koonse the bargainor(s)., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 11th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 3-23-2002

TINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jim Hodge as Attorney-in-Fact for Marie Evon Koonse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 11th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 3-23-2002

TINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0561521
IDENTIF. ↑ REFERENCE

99 MAR 15 PM 4:02
PAUL CHERRY REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11385 PG. 151

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0561521

IDENTIF. & REFERENCE

99 MAR 15 PM 4:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	83500.00
CON TX	308.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	319.95
CHECK	319.95

03/15/99 01 16:02 0001 9024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438154