File Box 9-B
First Title and Escrow Company, Inc;
#16289

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 11405 PG. 896

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANGELA J. UTTER (NAME)	REGIONS MORTGAGE, INC. (NAME)	142-15-D
407 Sun Valley West, #4 (STREET ADDRESS OR ROUTE NUMBER)	315 Union Street (STREET ADDRESS)	4.00 co
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	9D80859

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, ROBERT M. KOONS AND WIFE, SARA C. KOONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANGELA J. UTTER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Sun Valley Townhomes, as of record in Plat Book 6900, page 519, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert M. Koons and wife, Sara C. Koons by deed from William Dirk Calvin and wife, Ellen G. Calvin of record in Book 10270, page 648, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7422, page 977, amended in Book 11178, page 927; (3) By-Laws of record in Book 7446, page 393; (4) Conveyance of record in Book 7447, page 358; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 519, said Register's Office.

0567312

IDENTIFICATION REFERENCE

99 MAR 30 AM 9:58

CHL GRANTT REGISTER
DAVIDSON COUNTY, TN.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TN DEED CHECK 430.95

unimproved ( )
This is improved (XX property, known as 407 Sun Valley West, #4, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of March, 1999.

Robert M. Koons
ROBERT M. KOONS

Sara C. Koons By Robert M. Koons
SARA C. KOONS
BY: ROBERT M. KOONS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT M. KOONS

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 26th day of March, 1999.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 at Office, this _____ day of _____, 19____.

BOOK 11405 PG. 897

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT M. KOONS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said SARA C. KOONS and is authorized by the said SARA C. KOONS to execute this instrument on her behalf.

Witness my hand, at Office, this 26th day of March, 1999.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:_____

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 1999.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:_____
(AFFIX SEAL)

Notary Public

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

ROBERT M. KOONS AND WIFE,
SARA C. KOONS

TO

ANGELA J. UTTER

PLEASE RETURN TO:
st Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
NTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11405 PG. 898

0567312

IDENTIFICATION REFERENCE

99MAR30 AM 9:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444237