File Box 8

WARRANTY DEED

BOOK 11487 PG. 173

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: ~~April 22, 2001~~ 11/25/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Hutton	SunTrust Bank, Nashville, N.A.	130-03-0
(NAME)	(NAME)	
512 Lynnwood Boulevard	P. O. Box 305110	PARCEL 86.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37230-5110	
(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, George E. Koehler and wife, Marjorie R. Koehler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert M. Hutton and wife, Jacqueline R. Hutton

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 Davidson County, Tennessee, being the northerly part of Lot No. 199, part of the southerly part of Lot No. 198, and that part of Brighton Avenue (now closed by instrument of record in Book 1334, page 402 and re-recorded in Book 1358, page 316, Register's Office for Davidson County, Tennessee) lying east of said parts of said lots, and shown on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and described according to an unregistered copy of a survey thereof made July 2, 1947, by Harvey Gee, Surveyor, as follows:

Beginning at the northeast corner of Lynwood Boulevard and Sunnybrook Drive, shown on the revised plan of said Royal Oaks Land Company's Subdivision; thence northerly with the easterly margin of Lynwood Boulevard around a slight curve, 200 feet to a point at an iron pin; thence eastwardly 260.1 feet to the easterly margin of Brighton Avenue, now closed, in the west line of Lot 224, at an iron pin; thence southerly along the westerly line of Lot 224, along the easterly margin of Brighton Avenue, now closed, 200 feet to an iron pin in the northerly margin of Sunnybrook Drive; thence with the northerly margin of said Drive, westerly 290.4 feet to the beginning.

Being the same property conveyed to George E. Koehler and wife, Marjorie R. Koehler by deed from James P. Wilson, Jr. and wife, Pauline I. Wilson of record in Book 3906, page 313, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 512 Lynnwood Boulevard, Nashville, TN 37205
(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 19 day of May 19 99

George E. Koehler

Marjorie R. Koehler

Marjorie R. Koehler

BOOK 11487 PG. 174

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George E. Koehler and wife, Marjorie R. Koehler

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 day of May, 19 99.

Commission expires April 22, 2001

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

Warranty Deed from George E. Koehler and wife, Marjorie R. Koehler, to Robert M. Hutton and wife, Jacqueline R. Hutton.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

RECEIVED FOR REFERENCE
99 MAY 20 PM 12:40
PAUL TOMMEY, REGISTER
DAVIDSON COUNTY, TN.

05892232

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11487 PG. 175

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

0589232

IDENTIFICATION REFERENCE

99 MAY 20 PM 12:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible]	
	325000.00
CO TX	1300.50
PRFEE	1.00
MORTG	5.00
CFEE	2.00
TOTAL	1313.50
CHECK	1313.50

[illegible] 12:43 0:01 8445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1463053