RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38399) FILE BOX "7"

BOOK 11718 PAGE 627

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$166,500.00

X Kathryn H. Koehler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22ND DAY OF OCTOBER, 1999

Notary Public

MY COMMISSION EXPIRES: 5/26/03

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn H. Koehler	Citibank, F. S. B.	91 15 230
5011 Nevada Avenue	12885 North Outer Forty Drive	25W 740
Nashville, TN 37209	St. Louis, Missouri 63141	

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,

ROBERT W. WENTZ, JR.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHRYN H. KOEHLER, MARRIED

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 part of Block No. 17 on the Realty Savings Bank and Trust Company's Revised plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, Page 18, Register's Office for said County.

Said part of Block No. 17 fronts 60 feet on the southerly side of Nevada, formerly 3rd Avenue, and runs back between parallel lines with the easterly margin of 51st Avenue North, formerly 10th Street, 150 feet to an alley.
Being the same property conveyed Robert W. Wentz, Jr., by Quitclaim Deed from Pearl W. Wentz of record in Book 10422, Page 434, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert W. Wentz, Jr. by quitclaim deed from Pearl W. Wentz of record in Book 10422, Page 434; and by deed from Mollie A. Curtis Wilson, of record in Book 3346, Page 165, Register for Davidson County, Tennessee.

4344 10/26 0101 03CHECK 627.05

Unimproved ( )
This is improved (X) property known as 5011 NEVADA AVENUE, NASHVILLE, TN 37209
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 this 22ND day of October, 1999

X _____ X June Wentz
ROBERT W. WENTZ, JR.

X _____

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

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 Robert W. Wentz, Jr., et ux June Wentz

the bargainors 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 22nd day of October, 1999.

Commission Expires: 5/26/02

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

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

My commission expires:_____

_____
Notary Public

0650823

SEND NO REFERENCE

99 OCT 26 PM 3:32

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11718 PAGE 629

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

0650823

REFERENCE

99 OCT 26 PM 3:32

BILL GARRETT - REGISTER
DAVIDSON COUNTY, TN.

CAMT	166500.00
CON TX	616.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	627.05
CHECK	627.05

10/26/99 01 15:36 0001 4344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1532122