File #200450082

H-1489
Jack Case Wilson
Title Associates
4698 Lebanon Rd.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00.

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2004.

Darlene Short
Notary Public

MY COMMISSION EXPIRES: 11-25-07
(AFFIX SEAL)

ROBERTSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DARLENE SHORT

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthanger Koon, married	Same	Map: 42-07-110
(NAME) 671 Heritage Drive	(NAME)	Parcel:
(ADDRESS) Madison TN 37115	(ADDRESS)	
(CITY) (STATE) (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, **ROBERT WALKER NICHOLS AND WIFE, DIANE NICHOLS,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ARTHANGER KOON,** and wife,* hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*Paula M. Koon

Land in Davidson County, Tennessee, being all of Lot No. 19, on the Plan of Section Two, Heritage Village, as shown by plat appearing of record in Plat Book 4460, Page 160, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert Walker Nichols and wife, Diane Nichols by Warranty Deed dated September 19, 1977 of record in Book 5203, Page 404, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 4424, Page 740, any and all matters shown on plat of record in Plat Book 4400, Page 160; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 671 Heritage Drive, Madison, TN 37115
(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 GRANTEE, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Davidson County DEEDWARR
Recvd: 03/25/04 13:45 2pgs
Fees:13.00 Taxes:628.63
20040325-0033847

Witness our hands this 22nd day of March, 2004.

Robert Walker Nichols

Diane Nichols

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Robert Walker Nichols and wife, Diane Nichols who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of March, 2004.

Notary Public

My Commission Expires:

(SEAL)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Mail After Recording To:
David W. Kline
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076