THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $134,000.00 ~~130,000.00~~

Carrie Tiesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew F. Strader (NAME)	New Owner (NAME)	MAP 091-15-0
5100 Nevada Avenue (ADDRESS)	(ADDRESS)	PARCEL 177
Nashville, TN 37209 (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, Fred G. Koller and wife, Patricia Koller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew F. Strader, 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:

Land in Davidson County, Tennessee, being part of Block No. 11 on Realty Savings Bank and Trust Company's Revised Plan of West End Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Registers office for Davidson County, Tennessee.

Beginning on the northerly margin of Nevada Avenue at a point 150 feet westof the northwest corner of said Avenue and 51st Avenue north; thence with the northerly mrgin of Nevada Avenue, westwardly 50 feet to the southeast corner of the property conveyed to Fanny D. Murphy of record in Book 1308, page 164, Registers office for Davidson County, Tennessee; thence with the easterly line of Murphy northwardly 180 feet to the southerly margin of an alley; thence with the southerly margin of said alley, eastwardly 50 feet; thence southwardly 180 feet to the beginning.

Being the same property conveyed to Fred G. Koller by quitclaim deed from Kata Ellen Koller as of record in Book 9930, page 617, Registers office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/17/04 15:35 2pgs
Fees:13.00 Taxes:495.80
20040917-0112409

unimproved ( )
This is improved (X) property, known as 5100 Nevada Avenue, Nashville, TN 37209
(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 6th day of August, 2004

Fred G. Koller

Patricia Koller

Patricia Koller

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 Fred G. Koller and wife, Patricia Koller

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 6th day of August, 2004.

Commission expires 1-26-08

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNT

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 _____.

My commission expires _____

Notary Public