FOR RECORDING PURPOSES

LTIC File No. 56702

318
LT

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $80,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE: 9-28-04

NOTARY PUBLIC

COMMISSION EXPIRES:

REBECCA B. HAMPTON
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TN
My Comm Exp Oct 16, 2007

Davidson County DEEDWARR
Recvd: 09/29/04 13:59 3pgs
Fees:18.00 Taxes:296.00

20040929-0117225

**THIS INSTRUMENT PREPARED BY:**

**Lawyers Title Insurance Corporation**

**424 Church Street, Suite 200, Nashville TN 37219**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Kurt Koehn<br>6021 Ridge Farm Place<br>Brentwood, TN 37027 | Same | 61-16/105<br>61-16/106<br>61-16/107<br>61-16/108 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**CLARENCE R. KOEIIN, JR., GWENDOLYN ANN SPANN, DOROTHY JEAN COBB AND RAY PAUL KOEHN**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

**KURT KOEIIN**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

**TRACT 1:**

BEING LOT NO. 49 ON AN UNRECORDED PLAN OF KENNEDY & GRAVES, SUBDIVISION OF BLOCKS "C" AND "D", MONTE VISTA, DATED JUNE 15TH, 1925, BY BOONE DENTON, SURVEYOR, SAID BLOCKS "C" AND "D" BEING SHOWN ON KENNEDY & GRAVES PLAN OF MONTE VISTA, AS OF RECORD IN BOOK NO. 421, PAGE 143, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 49 FRONTS 113.1 FEET ON THE NORTH SIDE OF ALPINE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 388-1/2 FEET TO A DEAD LINE.
BEING THE SAME PROPERTY CONVEYED TO DORETTA L. KOEHN, BY DEED OF RECORD IN BOOK 946, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DORETTA L. KOEHN DIED OCTOBER 6, 1959. PROPERTY NOW VESTED IN HEIRS OF DORETTA L. KOEHN.

**TRACT 2:**

BEING EASTERLY PART OF LOT 49 AND LOT NO. 51, ON THE UNRECORDED PLAN OF KENNEDY AND GRAVES SUBDIVISION OF BLOCK "C" AND "D" MONTE VISTA ACCORDING TO A SURVEY BY BOONE DENTON JUNE 15TH, 1925.
SAID EASTERLY PART OF LOT 49 AND LOT 51 ADJOIN AND TOGETHER FRONT 176.2 FEET ON THE NORTHERLY SIDE OF ALPINE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 388 FEET TO A DEAD LINE.
BEING THE SAME PROPERTY CONVEYED TO C. R. KOEHN AND WIFE, DORETTA L. KOEHN, BY DEED OF RECORD IN BOOK 1227, PAGE 239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BOTH C. R. KOEHN AND WIFE, DORETTA L. KOEHN HAVING SINCE DIED, PROPERTY NOW VESTED IN CLARENCE R. KOEHN, JR., GWENDOLYN ANN SPANN, DOROTHY JEAN COBB AND RAY PAUL KOEHN, DEVISEE'S UNDER THE WILL OF CLARENCE ROSE KEOHN, SR., DOCKET NUMBER 77332.

**TRACT 3:**

PROPERTY LOCATED IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 51 OF KENNEDY AND GRAVES' SUBDIVISION OF MONTE VISTA, BLOCKS "C" AND "D" AS OF RECORD IN BOOK 843, PAGE 14, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERLY COMMON CORNER OF LOTS 49 AND 51, EASTERLY 113.2 FEET WITH THE NORTHERLY LINE OF LOT 51 TO THE NORTHERLY COMMON CORNER OF LOTS 51 AND 53; THENCE SOUTHERLY WITH THE LINE BETWEEN LOTS 51 AND 53, 112.5 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION AND ON A LINE PARALLEL TO THE NORTHERLY LINE OF LOT 51, 113.2 FEET TO A POINT IN THE WESTERLY LINE OF LOT 51, THENCE NORTHERLY AND ALONG SAID WESTERLY LINE OF LOT 51, 112.5 FEET TO THE POINT OF BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO CLARENCE R. KOEHN, JR., GWENDOLYN ANN SPANN, DOROTHY JEAN COBB AND RAY PAUL KOEHN BY QUITCLAIM DEED RECORDED SIMULTANEOUSLY HEREWITH.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING MATTERS: TAXES FOR THE YEAR 2004, A LIEN WHICH IS NOT YET DUE AND PAYABLE AND AN EASEMENT AS RECORDED IN BOOK 1914, PAGE 385, SAID REGISTER'S OFFICE.

THIS IS ( ___ ) IMPROVED ( _X_ ) UNIMPROVED PROPERTY KNOWN AS: 4107 ADDINE STREET AND 1323 MCALPINE AVENUE NASHVILLE, TENNESSEE

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

SEE NEXT PAGE FOR SIGNATURES

Clarence R. Koehn, Jr.

Gwendolyn Ann Spann

Dorothy Jean Cobb

Ray Paul Koehn

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 **Clarence R. Koehn, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 24 day of September, 2004.

Notary Public

My Commission Expires: 9-24-2005

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 **Gwendolyn Ann Spann**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 24 day of September, 2004.

Notary Public

My Commission Expires: 9-24-2055

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 **Dorothy Jean Cobb**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 24 day of September, 2004.

Notary Public

My Commission Expires: 9-24-2005

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray Paul Koehn, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at _____ on this the ___ day of _____, 2004.

Notary Public

My Commission Expires: _____

Clarence R. Koehn, Jr.

Gwendolyn Ann Spann

Dorothy Jean Cobb

Ray Paul Koehn

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Clarence R. Koehn, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at _____ on this the ____ day of _____, 2004.

_____
Notary Public

My Commission Expires:_____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gwendolyn Ann Spann**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at _____ on this the ____ day of _____, 2004.

_____
Notary Public

My Commission Expires:_____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dorothy Jean Cobb**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at _____ on this the ____ day of _____, 2004.

_____
Notary Public

My Commission Expires:_____

STATE OF Georgia

COUNTY OF Dawson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray Paul Koehn, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at 24 on this the 24 day of Sept, 2004.

_____
Notary Public

My Commission Expires: Jan 16 2006

KELLY D. FINOCCHIO NOTARY PUBLIC DAWSON COUNTY GEORGIA EXPIRES JANUARY 16, 2006