BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/06 10:54 2 pgs
Fees:13.00 Taxes:1628.00
20060803-0094605

NOTARY PUBLIC
[illegible] GE
[illegible] Cowan
[illegible] Expires
[illegible], 2006
[illegible] OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Christopher Koehner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2006.

Amy Adams Gowan
Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth L. Koehner and Christopher Koehner	America's Wholesale Lender	
(NAME)	(NAME)	
504 Lynnwood Blvd.	750 Old Hickory Boulevard, # 180	130-3-82
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood, TN 37027	
(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, **DAVID RICHARD BAILEY AND WIFE, NANCY MOORE BAILEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH L. KOEHNER AND HUSBAND, CHRISTOPHER KOEHNER,** 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 Lot 108 on the Map 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, described according to a copy of a survey made by Harvey Gee, Surveyor, July 2, 1947, as follows:

Beginning at a point in the easterly margin of Lynnwood Boulevard, at the southwest corner of part of Lot 108 conveyed to N. A. Bastian and wife, by deed of record in Book 1756, page 477, said Register's Office; thence along Bastian's southerly line, easterly 251 feet, more or less, to a point in the original east line of Lot No. 108; thence along the east line of same southerly 142.37 feet, more or less, to a point at the northeast corner of a part of said lot conveyed to Leslie G. Reuther and wife, by deed from Dunn Realty Corporation et al, of record in Book 1558, page 39, said Register's Office, said point being 21.1 feet north of the corner of Lots Nos. 108 and 109; thence westerly 250.8 feet, more or less, along the northerly line of said Reuther lot to a point in the easterly margin of Lynwood Boulevard, at Reuther's northwest corner, and being 31.7 feet more of the corner of Lots Nos. 108 and 109; thence with the margin of said Boulevard northerly 129.9 feet to the beginning.

Being the same property conveyed to David Richard Bailey and wife, Nancy Moore Bailey by deed from Volunteer Title Company, Inc., a Tennessee corporation, dated March 25, 2004, of record as Instrument No. 20040330-0035557, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 504 Lynnwood Blvd., 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 hands this 2nd day of August, 2006.

David Richard Bailey

David Richard Bailey

Nancy Moore Bailey

Nancy Moore Bailey

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 David Richard Bailey and Nancy Moore Bailey, 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 2nd day of August, 2006.

Commission expires:

Amy Adams Gowan

Notary Public

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE