This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 08/08/06 11:37 2 pgs
Fees:13.00 Taxes:599.40
20060808-0097299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 162,000.00

Affiant

Subscribed and sworn to before me,

this 3RD day of August, 2006.

Notary Public

My Commission Expires: 01/24/09

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Gregory G. Roth 2012 Benjamin Street Nashville, TN 37206	WORLD SAVINGS BANK P.O. BOX 659548 SAN ANTONIO, TX 78265-9548	83-06-0 165.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lee Koehler**, a married person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gregory G. Roth**, an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 1 on the Plan of Sneed and Hamilton's Re-subdivision of Lots 2,3,7,8,9,10,15,16,17, and 18 in the First Subdivision of Brownsville, of record in Book 161, Page 149, Register's Office for Davidson County, Tennessee.

Said part of Lot 1 fronts 50 feet on the southerly side of Locke Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lee Koehler by Quit Claim Deed from Gary Koehler of record in Instrument No. 20060808-0097298, Register's Office for Davidson County, Tennessee, and Being the same property conveyed to Lee Koehler, unmarried, and Gary Koehler by Deed from Jon H. Glassmeyer, of record in Instrument No. 20020529-0065339, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2006 County Taxes a lien, not yet due and payable.

2. Subject to all matters of record in Plat Book 161, Page 149, Register's Office for Davidson County, Tennessee.

3. Subject to Driveway Use and Maintenance Agreement of record in Book 6276, Page 601 Register's Office for Davidson County, Tennessee.

This is improved property known as: 2012 Benjamin Street Nashville, TN 37206.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of August, 2006.

By: _____
Lee Koehler

By: _____
Stephanie Koehler

** NOTE: Stephanie Koehler joins in this conveyance to convey any marital interest she may have regarding this transfer of property.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Lee Koehler, the bargainor, and his wife, Stephanie Koehler, 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 Nashville, Tennessee, on this 3rd day of August, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March