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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Samuel Wilker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 1977.

Notary Public

MY COMMISSION EXPIRES: 3/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Samuel B. Schlanger, Atty., 4220 Nolensville Road, Nash., Tenn. 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HANS M. WEINGARTNER (NAME)	The Chamberlain Company (NAME)	MAP 131-9
1616 ASH VALLEY DRIVE (STREET ADDRESS OR ROUTE NUMBER)	620 Lindsay Street (STREET ADDRESS)	PAR 40
NASHVILLE, TENN. 37215 (CITY) (STATE) (P. O. ZIP)	Chattanooga, Tn. 37403 (CITY) (STATE) (ZIP)	FH 9986

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, WE, SAMUEL WILKER AND WIFE, SYLVIA M. WILKER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HANS MARTIN WEINGARTNER AND WIFE, JOYCE T. WEINGARTNER,

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:

Being Lot No. 254 on the Plan of Tynewood Estates, Section Two, as of record in Book 2900, pages 89 and 90, Register's Office for said County, described as follows:

Beginning on the northerly margin of Ash Valley Drive at the common front corner of Lots Nos. 253 and 254 on said Plan; thence westwardly along the northerly margin of Ash Valley Drive 214.7 feet to a concrete monument; thence south 88° 28' west 166.0 feet to a point; thence north 3° 46' east, 590.0 feet to a concrete monument, the northwest corner of this lot; thence south 88° 49' east, 142.0 feet to the common rear corner of Lots Nos. 253 and 254; thence southwardly along the line between said lots, 542.0 feet to the beginning.

Being the same real property conveyed to Samuel Wilker and wife, Sylvia M. Wilker, by deed from Patterson and Fox, Inc., a Tennessee corporation, as of record in Book 3501, page 405, said Register's Office.

This conveyance is made subject to Restrictive Covenants of record in Book 3069, page 566, Register's Office for Davidson County, Tennessee; owner's certificate; a tenfoot easement for public utilities along northerly, westerly and southerly lines of said lot, and a 100-foot building setback line from Ash Valley Drive, as shown on plan of record in Book 2900, pages 89 and 90, Register's Office for Davidson County, Tennessee.

Grantees assume 1977 real property taxes which have been prorated at closing.

This is unimproved ( ) improved (X) property, known as 1616 Ash Valley Drive, Nashville, Tennessee 37215
(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 29th day of July, 1977

Samuel Wilker Sylvia M. Wilker

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Wilker and Sylvia M. Wilker

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal, at Nashville, Tennessee, this 29th day of July 1977

Commission expires 7/5/78

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__

My commission expires _____

Notary Public

E 17269

IDENTIFICATION REFERENCE

JUL 29 12 23 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

SAMUEL WILKER, ET. UX.

TO

HANS M. WEINGARTNER, ET. UX.

JUL 29 77	CONV	90,000.00		
JUL 29 77	CONV	16,000.00		
JUL 29 77	S'TAX		D* 275.60	
JUL 29 77	PR'FEE		D* .50	
JUL 29 77	W'DEED		D* 4.00	* 280.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.