ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
WOLFGANG SAUERMANN	SAME	105-15
(NAME)	(NAME)	Par 13 Jr
[illegible] Stokes Lane		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN. 37215		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6579 PAGE 197

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,

LOUIS E. ALBRITTON AND WIFE, DONNA ALBRITTON, HEREINAFTER CALLED THE GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said WOLFGANG SAUERMANN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON **County, State of Tennessee, described as follows**

TRACT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF TRACT NO. 1 ON THE MAP OF THE LANDS OF W.W. BERRY, DECEASED, OF RECORD IN BOOK 421, PAGE 26, SAID REGISTER'S OFFICE, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE OCTOBER 30, 1948, BY HAL R. SWANN, JR., SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF BRANSFORD AVENUE, 28.6 FEET SOUTH OF THE BANK OF BROWN'S CREEK, IN THE EASTERLY TERMINUS OF A 25 FOOT EASEMENT OR TRAVELWAY AS ESTABLISHED IN DEED OT METAL PRODUCTS COMPANY OF RECORD IN BOOK 1491, PAGE 228, SAID REGISTER'S OFFICE, THENCE A LONG THE MARGIN OF BRANSFORD AVENUE, SOUTH 20 DEG. 38' EAST 30 FEET TO A POINT; THENCE SOUTH 40 DEG. 14' WEST 68.2 FEET TO A POINT; THENCE NORTH 20 DEG. 38' WEST 30 FEET TO A POINT IN THE SOUTH LINE OF SAID 25 FOOT EASEMENT; THENCE WITH THE LINE OF THE SAME NORTH 40 DEG. 14' EAST 68.2 FEET TO THE BEGINNING.

TRACT B

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF TRACT NO. 1 ON THE MAP OF THE LAND OF W.W. BERRY, DECEASED, OF RECORD IN BOOK 421, PAGE 26, SAID REGISTER'S OFFICE, AND DESCRIBED ACCORDIN TO A SURVEY DATED OCTOBER 20, 1982, BY WILLIAM M. KEEL, SURVEYOR, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF BRANSFORD AVENUE, IN THE SOUTHERLY BANK OF BROWN'S CREEK AND ON THE NORTHERLY MARGIN OF A 25-FOOT EASEMENT OR TRAVELWAY AS ESTABLISHED IN DEED TO METAL PRODUCTS COMPANY OF RECORD IN BOOK 1491, PAGE 228, SAID REGISTER'S OFFICE; THENCE ALONG THE SAID WESTERLY MARGIN OF BRANSFORD AVENUE, SOUTH 20 DEG. 38' EAST 28.6 FEET TO AN IRON PIN IN THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO ROBERT D. BANGO ET UX, MILDRED L. BANGO, BY DEED OF RECORD IN BOOK 5775, PAGE 809, SAID REGISTER'S OFFICE; THENCE ALONG THE NORTHERLY LINE OF THE SAID BANGO PROPERTY SOUTH 40 DEG. 14' WEST 68.20 FEET TO A POINT IN THE NORTHWESTERLY CORNER OF THE SAID BANGO PROPERTY; THENCE SOUTH 20 DEG. 38' EAST 30 FEET TO A POINT IN THE SOUTHWESTERLY CORNER OF THE SAID BANGO PROPERTY; THENCE NORTH 40 DEG. 14' EAST

(OVER)

This is unimproved ( ) improved (X) property, known as 2301 BRANSFORD AVENUE (House Number) (Street)
NASHVILLE, TENNESSEE
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 31st **day of** May **, 19** 85

x Louis E. Albritton
LOUIS E. ALBRITTON

x Donna Albritton
DONNA ALBRITTON

BK 6573 PG 198

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 DONNA ALBRITTON

the bargainor Donna Albritton 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 NASHVILLE, TENNESSEE, this 4th day of May, 1985.

My commission expires 10-24-85 Notary Public Jean Schouten

STATE OF TENNESSEE
COUNTY O F DAVIDSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED LOUIS E. ALBRITTON, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, O R PROVED TO ME ON THE BASIS O F SATISFACTORY EVIDENCE, AND WHO ACKNOWLEDGED, THAT HE EXECUTED T HE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS THE 4 DAY O F June, 1985

MY COMMISSION EXPIRES: 10-24-85 NOTARY PUBLIC Kelli Tabor

68.20 FEET TO A SPIKE IN THE SOUTHEASTERLY CORNER OFF THE SAID BANGO PROPERTY AND IN THE WESTERLY MARGIN O F BRANSFORD AVENUE; THENCE SOUTH 20 DEG. 38' EAST 49 FEET ALONG THE WESTERLY MARGIN OF BRANSFORD AVENUE TO AN IRON PIN; THENCE SOUTH 73 DEG. 47' 44" WEST 93.35 EET TO AN IRON PIN; THEN NORTH 3 DEG. 23' WEST 62.40 FEET TO AN IRON PIN; THENCE NORTH 40 DEG. 41' EAST 85.00 FEET TO AN IRON PIN, BEING THE POINT OF BEGINNING. ::::

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 45,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Wolfgang Sauermann

Sworn to and subscribed before me this 4th day of June, 1985

My commission expires 10-24-85 Notary Public Kelli Tabor

::BEING THE SAME PROPERTY CONVEYED TO LOUIS E. ALBRITTON ET UX DONNA ALBRITTON BY DEED FROM ROBERT D. BANGO ET UX MILDRED L. BANGO, OF RECORD IN BOOK 6279, PG. 735, RE-RECORDED IN BK. 6286, PAGE 177, SAID REGISTER'S OFFICE. ::::

This instrument was prepared by

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
Name Address

:::: THE GRANTEE HEREIN ASSUMES AND PROMISES TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 6279, PAGE 738, SAID REGISTER'S OFFICE.

WARRANTY DEED

J 1: 2 1: 2 8

FROM

LOUIS E. ALBRITTON ET UX

IDENTIF. REFERENCE T

JUN 11 2 00 PM '85

FELIX Z. ROBERTSON REGISTER
DAVIDSON COUNTY, TN

TO

WOLFGANY SAUERMANN ET AL

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

mail to:
William G. Traber
P. O. Box 140255
Nashville, Tenn. 37214

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6579 PAGE 199

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45000.CO- CANT.
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
7094406/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. 1-2 1: 2 8

IDENTIF. REFERENCE

JUN 11 2 05 PM 1985

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 143546