FILE BOX 3

FORM No. WD-1

BOOK 6802 PAGE 938

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 86

Notary Public

MY COMMISSION EXPIRES: 10-14-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary A. Krabaucher (NAME)	Colwell Financial Corporation (NAME)	149-4
264 Bell Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 353 (STREET ADDRESS)	18
Nashville, TN. 37217 (CITY) (STATE) (P.O. ZIP)	Louisville, Kentucky 40201 (CITY) (STATE) (ZIP)	2D-36990

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, Michelle S. Baillard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary A. Krabaucher, unmarried

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 Lot No. 202 on the Plan of Section Two, Edge-O-Lake Estates, of record in Book 3600, page 72, Register's Office for said County.

Said Lot No. 202 fronts 80.0 feet on the southeasterly margin of Bell Road and extends back between parallel lines 158.07 feet to a dead line.

Being the same property conveyed to Michelle S. Baillard, unmarried, by deed from Carl Darden Nelms, Jr. and wife, Patricia A. Nelms of record in Book 6802, page 935, Register's Office for Davidson County, TN.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existings easements and restrictions of record.

8 2 5 8 9

IDENTIFICATION REFERENCE

MAR 13 8 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This [ ] unimproved ( ) [XX] improved ( ) property, known as 264 Bell Road, (House Number) (Street) (P.O. Address) Nashville, TN 37217 (City or Town) (Postal Zip)

CH

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.

03/13/86

Witness my hand this 11th day of March, 1986

Michelle S. Baillard

By James A. Lacy

2096

BOOK 6802 PAGE 939

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of March, 19 86 before me personally appeared James H. Long, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michelle S. Baillard, and who acknowledged that he executed the same as the free act and deed of the said Michelle S. Baillard, by virture of that Power of Attorney, duly executed by the said James H. Long and appearing of record in Book 6801, page 99, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 11th day of March, 19 86.

My commission expires: 7-18-87

Notary Public

and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM
Michelle S. Baillard

TO
Gary A. Krabaucher

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6802 PAGE 940

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

96503.00- CONT.
236.00 COTAX
.50 PRFE
6.00 MORT
CHECK 241.50-
2496A03/13/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 2 5 8 9

IDENTIFICATION REFERENCE

MAR 13 8 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226816