Prepared by:
Union Security Title Corporation
4235 Hillsboro Road
Nashville, Tennessee 37215

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. R. Gabbert, Jr. and wife, Gail Gabbert	The Kissell Company	Map 42-7-A
(NAME)	(NAME)	
812 Heritage Circle	30 Warder Street	Parcel 64
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Springfield, Ohio 45501	11D-92946
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Seven Thousand Nine Hundred Fifty and 00/100------
---------- *Dollars,*
cash in hand paid by W. R. Gabbert, Jr. and wife, Gail Gabbert, the receipt of which is hereby acknowledged, and the assumption of and agreement to pay a first mortgage in favor of The Kissell Company with an approximate balance of $50,492.15,

we, Elizabeth J. Adams Oeser and husband, Mark Oeser,

have this day bargained and sold, and do hereby transfer and convey unto the said W. R. Gabbert, Jr. and wife, Gail Gabbert,

the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 226 of Phase Two, Heritage Square, of record in Book 5200, page 378, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Elizabeth J. Adams, now known as Elizabeth J. Adams Oeser, by quitclaim deed from Donald Arkovitz, Trustee, of record in Book 6370, page 643, said Register's Office.

Mark Oeser joins in this conveyance for the purpose of relinquishing any rights which he may have acquired in the subject property by virtue of his marriage to Elizabeth J. Adams Oeser.

This conveyance is subject to restrictive covenants of record in Book 5752, page 884, said Register's Office, the matters shown on the recorded plan above referenced, and taxes for 1986, which have been prorated and which the grantees hereby assume and agree to pay.

4512 IDENTIFICATION REFERENCE NUMBER
SEP 23 8 38 AM 86
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,442.15

Subscribed and sworn to before me this the 19th *day of* September, *19* 86

My commission expires: 1/18/87 *(Affix Seal)*

Affiant W R Gabbert

Notary Public

This is improved (X) unimproved ( ) property, known as 812 Heritage Circle, Madison, Tennessee 37115
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for a first mortgage in favor of The Kissell Company.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 19th *day of* September *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

09/23 173.02 CHECK

Elizabeth J. Adams Oeser
Elizabeth J. Adams Oeser

Mark Oeser
Mark Oeser

5405

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Elizabeth J. Adams Oeser and husband, Mark Oeser

*the within named bargainor*S, *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* 19th *day of* September, *19*86.

Notary Public

Commission expires 1/18/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____*Notary Public*

Commission expires _____

WARRANTY DEED

FROM

Elizabeth J. Adams Oeser et vir

TO

W. R. Gabbert, Jr. et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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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

58442.15 CAMT.
163.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 170.02
5405A09/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45124

IDENTIFICATION REFERENCE

SEP 23 8 38 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 298143