Prepared By: Joan D. Roy
KING & BALLOW
1200 Noel Place
200 Fourth Ave., N.
Nashville, TN 37219

mail

WARRANTY DEED

BOOK 7445 PAGE 325

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Mr. & Mrs. William H. Bohrmann	719 Freda Villa	Map 42-2
719 Freda Villa	Madison, TN	Parcel 22
Madison, Tennessee 37115	37115	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

Harry T. Tate and wife, Helene L. Tate, have this day bargained and sold, and do hereby transfer and convey unto William H. Bohrmann and wife, Rosanne M. Bohrmann the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot No. 132 on the Plan of Bonnie-Brae, Section 7, of record in Book 4860, Page 104, said Register's Office.

Said Lot 132 fronts 186.64 feet on the East margin of Falcon Drive, and extends back 272.6 feet on the South line, and 270.0 feet on the North line, to a line on the rear measuring 186.66 feet.

Being the same property conveyed to Harry T. Tate and wife, Helene L. Tate by deed from Bessie M. Buchanan, a widow, of record in Book 5640, Page 452, Register's Office of Davidson County, Tennessee.

The property herein convened is subject to:

1. Restrictive Covenants of record in Book 5040, Page 741, Register's Office for said County; and

2. All matters set forth on the above-referenced Plan of record in Book 4860, Page 104, Register's Office for said County; and

3. Easement granted Metropolitan Government of Nashville and Davidson County of record in Book 6497, Page 778, Register's Office for said County; and

4. Taxes for 1988, which are a lien but not yet due and payable; and

5. Structure to be built shall have a total living space of at least 2,000 square feet; and

6. Structure shall be used as owner/occupant's primary residence.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said 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 as noted.

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 6th day of January, 1988.

Harry T. Tate

Helene L. Tate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda Gayle Fentress a Notary Public in and for said County and State, Harry T. Tate and wife, Helene L. Tate, the within named bargainors, 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 6th day of January, 1988.

Linda Gayle Fentress
NOTARY PUBLIC

My Commission Expires:
9-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer if $25,000.00.

William H. Bohrmann

Subscribed and sworn to before me this 6th day of January, 1988

Commission Expires: 9-11-90

Linda Gayle Fentress
NOTARY PUBLIC

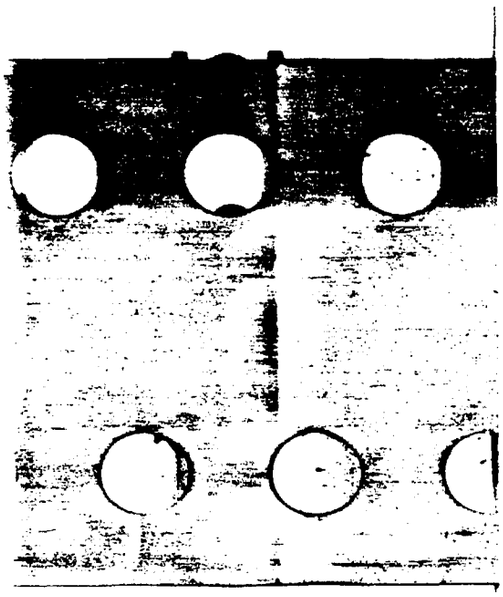
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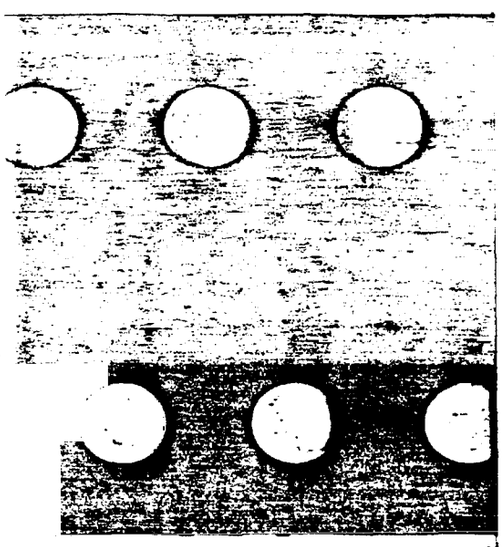
IDENTIFICATION REFERENCE

JAN 7 2 15 PM '88

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

95324 01/07/88 0101 03CHECK 76.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7445 PAGE 327

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	25000.00
PRFEE	0.50
WDEED	6.00
CBANK	70.00
TOTAL	76.50
CHECK	76.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/07/88 01 14:19 0001 6534

9.6 1.0 3

IDENTIFICATION REFERENCE

JAN 7 2 15 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 51551