THIS INSTRUMENT PREPARED BY: VICKY V. KLEIN, ATTORNEY, 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

Bay 53

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM L. KOLZ, JR.	SAME	MAP 29
(NAME) 5997 Kolz Lane	(NAME)	PARCEL 28
(STREET ADDRESS OR ROUTE NUMBER) Joelton TN	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

BOOK 7640 PAGE 686

63548

RECEIVED FOR RECORD AUG 31 10 59 AM '88

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HEIRS-AT-LAW OF BEN BERNARD, DECEASED, BEING
WILLIAM BERNARD, EVA BERNARD, TRUCILLA BERNARD, OTTO WERRBACH, HELEN WERRBACH, BERNARD WERRBACH, AND SUE ANN WERRBACH PEFFEN,
hereinafter referred to as Grantors,

.....have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM L. KOLZ, JR., his heirs and assigns, all of our right, title and interest in and to ~~heirs and assigns~~, *a certain tract or parcel of land in.....County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, described according to an unrecorded survey by Michael V. Holmes, Tennessee Surveyor License No. 213, dated September 5, 1985, as follows:
Beginning at an iron pin in the easterly margin of Eatons Creek Road, where it forks with Clarksville Pike, which fork is approximately 817.64 feet north of the intersection of Clarksville Pike and Bear Hollow Road; thence along the easterly margin of Eatons Creek Road, North 2 deg. 13' 12" East 791.046 feet to an iron pin; thence around a curve having a radius of 86.27' a distance of 135.28 feet to an iron pin; thence South 87 deg. 55' 44" East 215.886 feet to an iron pin in the westerly margin of Clarksville Pike; thence along the westerly margin of Clarksville Pike South 21 deg. 12' 00" West 928.344 feet to the point of beginning, containing 3.0032 acres, more or less.

Being a portion of the same property conveyed to Ben Bernard by deed of record in Book 387, page 218, Register's Office for Davidson County, Tennessee; the said Ben Bernard having since died and pursuant to his Last Will and Testament of record in Will Book 64, page 453, Probate Court of Davidson County, Tennessee, the property then vested equally in his children, namely, William Bernard, Eva Bernard, Bernetta Bernard, Fred Bernard, and Susie Bernard Werrbach.
Bernetta Bernard having since died, unmarried with no children, leaving a Last Will and Testament of record in Probate Court of Davidson County, Tennessee, Probate No. 71668, and said property then vesting in her sole heirs-at-law, her brothers and sisters, William Bernard, Eva Bernard, Fred Bernard and Susie Bernard Werrbach.

(CONTINUED)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 25,000.00
Subscribed and sworn to before me, this the 29 day of August 19 88
My commission expires: 3/8/89
(Affix Seal)
Affiant
Notary Public

Fred Bernard having since died and pursuant to his Last Will and Testament of record in the Probate Court of Davidson County, Tennessee, Probate No. 71644, said property then vested in Trucilla Bernard, his widow.
Susie Bernard Werrbach having since died and pursuant to her Last Will and Testament of record in the Probate Court of Davidson County, Tennessee, Probate No. 73171, said property then vested in her children, Otto Werrbach, Helen Werrbach, Bernard Werrbach, and Sue Ann Werrbach Peffen.

BOOK 7640 PAGE 687

unimproved (XX)
This is improved ( ) property, known as 3.0032 acres, Eatons Creek Road
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his *heirs and assigns, forever.*

And we *do covenant with the said* Grantee *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.*

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* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 29 *day of* August, *19* 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

WILLIAM BERNARD — William Bernard.
EVA BERNARD — Eva Bernard
TRUCILLA BERNARD — Trucilla Bernard
OTTO WERRBACH — Otto Werrbach
HELEN WERRBACH — Helen Werrbach
BERNARD WERRBACH — Bernard L. Werrbach
SUE ANN WERRBACH PEFFEN — Sue Ann Werrbach Peffen

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* WILLIAM BERNARD, EVA BERNARD, TRUCILLA BERNARD, OTTO WERRBACH, HELEN WERRBACH, BERNARD WERRBACH, AND SUE ANN WERERBACH PEFFEN

*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 Goodlettsville, *Tennessee, this* 29 *day of* August, *19* 88.

Carolyn Deeff, *Notary Public.*

Commission Expires 3/8/89.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

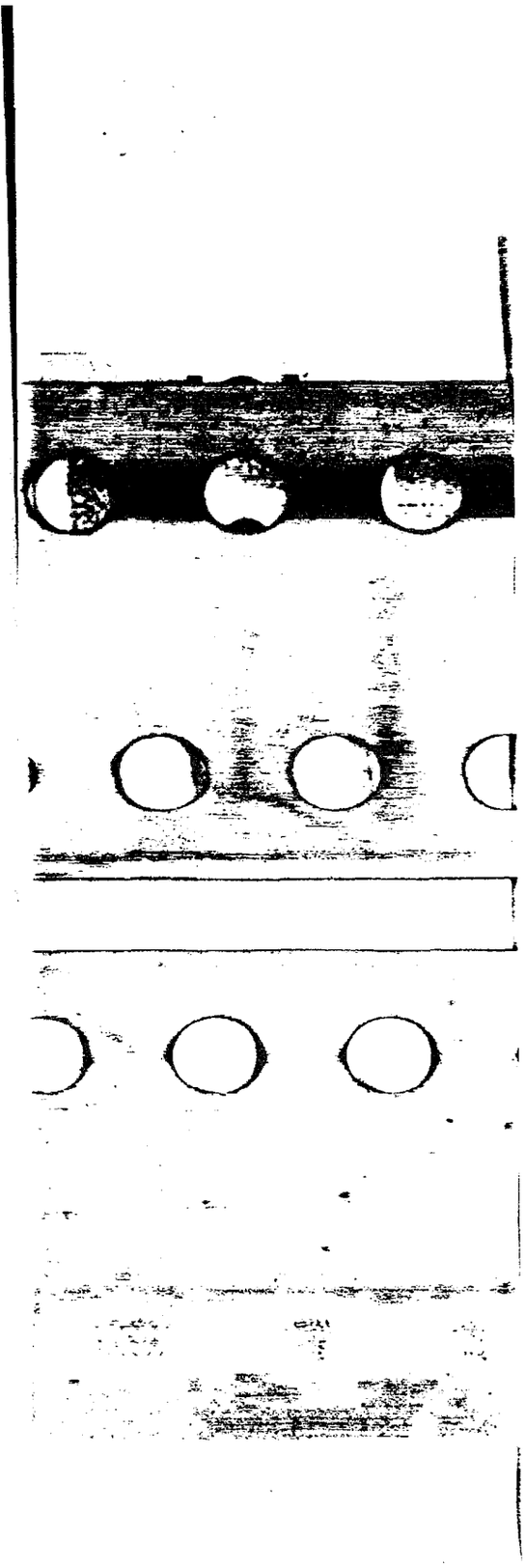
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, 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.....



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7640 PAGE 689

CO - 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
CON TX	82.50
PRFEE	0.50
WDEED	9.00
TOTAL	92.00
CHECK	92.00

08/31/88 01 11:00 0001 2684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63548

IDENTIFICATION REFERENCE

AUG 31 10 59 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 129176