FILE BOX
#52

This Instrument Prepared By:

Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott A. Bernard	Norwest Mortgage, Inc.	141-15-C 018.00
(NAME) 1305 Creek View Court	(NAME) 3451 Hammond Ave.	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS) Waterloo, Iowa 50704-0780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by Scott A. Bernard and wife, Peggy M. Bernard and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Fred D. Poellnitz and wife, Stephanie E. Poellnitz

have this day bargained and sold, and do hereby transfer and convey unto the said Scott A. Bernard and wife, Peggy M. Bernard *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. 192 on the Plan of Rolling River Estates, Phase 6, as of record in Book 5800, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred D. Poellnitz and wife, Stephanie E. Poellnitz by deed from Allen Earps Builders, Inc. of record in Book 5933, page 164, Register's Office for Davidson County, Tennessee.

2172.81

IDENTIFICATION REFERENCE OF

APR 4 1 43 PM '89

2072 04/04 0101 03CHECK 388.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater for this transfer is $ 115,000.00

Subscribed and sworn to before me this the 31st *day of* March *19* 89

Affiant

My Commission expires: _____ *(Affix Seal)*

Notary Public

NOTARY PUBLIC AT LARGE STATE

unimproved ( )
This is improved (xx) property, known as 1305 Creek View Court Nashville, TN 37221
(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.

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 31st *day of* March *, 19* 89*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fred D. Poellnitz
Fred D. Poellnitz

Stephanie E. Poellnitz
Stephanie E. Poellnitz

STATE OF ~~TENNESSEE~~ Wisconsin
COUNTY OF ~~WILLIAMSON~~ DANE

BOOK 7808 PAGE 344

Personally appeared before me _____, *a Notary Public in and for said County and State* Fred D. Poellnitz and wife, Stephanie E. Poellnitz

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 Madison, Wisconsin ~~Tennessee~~
this 31st *day of* March, *1989*

Darlene A. Shilling
Notary Public

Commission expires 6-11-90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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*

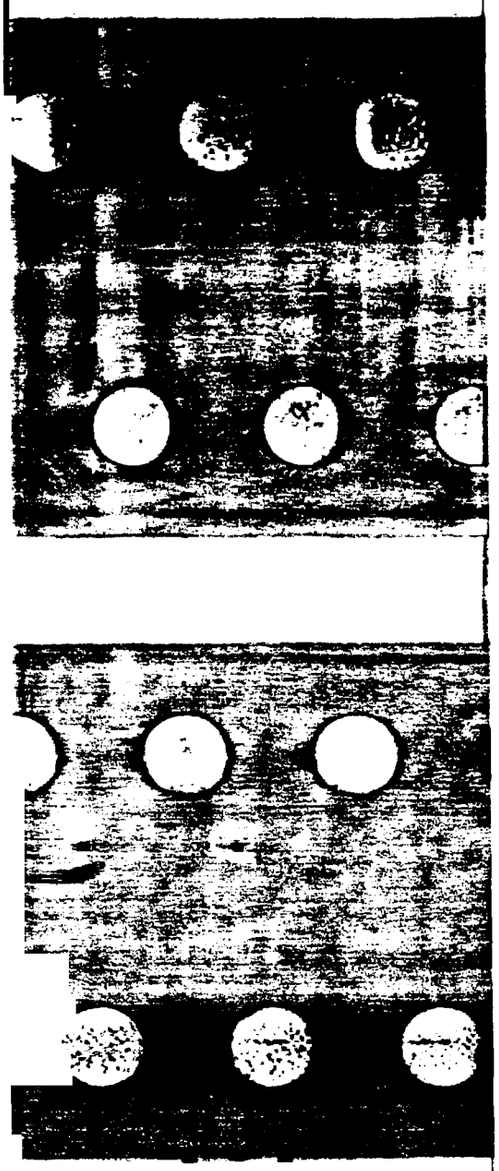
Commission expires _____

WARRANTY DEED

FROM
Fred D. Poellnitz and wife,
Stephanie E. Poellnitz

TO
Scott A. Bernard and wife,
Peggy M. Bernard

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999



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

RECEIVED OF _____

FOR _____

BOOK 7808 PAGE 345

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 115000.00
CON TX 379.50
PRFEE 0.50
WDEED 6.00
TOTAL ~~385.00~~
CHECK ~~386.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/04/89 01 13:43 0001 2072

2178L

IDENTIFICATION REFERENCE

APR 4 1 03 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 196510