THIS INSTRUMENT PREPARED BY

George E. Mudler, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7882 PAGE 867

2749 07/06 0101 03CHECK 386.50

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANTHONY JOSEPH KESSLER (NAME)	STATESMAN MORTGAGE COMPANY (NAME)	MAP 104-10
3106 Overlook Drive (STREET ADDRESS OR ROUTE NUMBER)	405 Sixth Avenue (STREET ADDRESS)	PARCEL 203
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Des Moines, IA 50306 (CITY) (STATE) (ZIP)	FB #23W4454

FOR AND IN 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, DONNA KUHN ROGERS and JOY LYNN KUHN NEWELL, Devisees under the Last Will and Testament of Wilma G. Kuhn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY JOSEPH KESSLER and wife, HEIDI GEORGE KESSLER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 11 Block "5" on the Plan of Fairfax Place, as of record in Plat Book 547, pages 137 and 138, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Carl B. Kuhn and wife, Wilma G. Kuhn by deed from E. L. Hampton and wife, Lulu R. Hampton of record in Book 1108, page 662, said Register's Office. Carl B. Kuhn has since died. Wilma G. Kuhn has subsequently died and devised said property to Donna Kuhn Rogers and Joy Lynn Kuhn, now known as Joy Lynn Kuhn Newell, by Will of record in Will Book 167, page 19, Probate Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 547, pages 137 and 138, said Register's Office.

This is not now, nor has it ever been, the principal residence of the Grantors herein.

47233

IDENTIFICATION

JUL 6 3 25 PM '89

FELIX Z. WILSON

unimproved ( )
This is improved (XX) property, known as 3106 Overlook Drive, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of June, 1989

Donna Kuhn Rogers by William A. Goodman — Joy Lynn Kuhn Newell by William A. Goodman

DONNA KUHN ROGERS, DEVISEE
BY: William A. Goodman, Attorney-In-Fact for

JOY LYNN KUHN NEWELL, DEVISEE
BY: William A. Goodman, Attorney-In-Fact for

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

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

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A. GOODMAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of DONNA KUHN ROGERS AND JOY LYNN KUHN NEWELL, Devisees under the Last Will and Testament of Wilma C. Kuhn, the makers, and is authorized by the makers to execute this instrument on behalf of the makers.

Witness my hand, at Office, this 30th day of June, 1989.

My Commission Expires: 3/27/93

Catherine Chesley
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Heidi George Kessler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1989

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL)

Catherine Chesley
Notary Public

WARRANTY DEED

FROM

DONNA KUHN ROGERS and JOY LYNN KUHN NEWELL, Devisees under the Will and Testament of Wilma C. Kuhn

TO

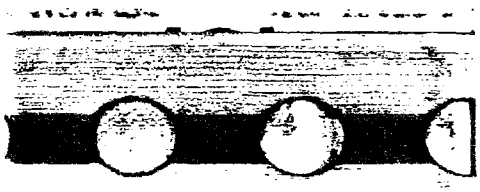
ANTHONY JOSEPH KESSLER and wife, HEIDI GEORGE KESSLER

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7882 PAGE 869

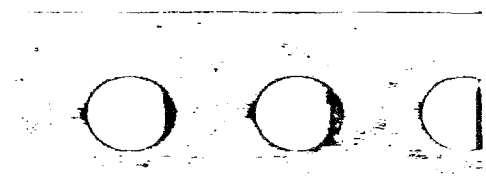
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

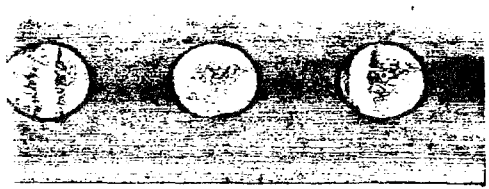
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 115000.00
				CON TX 379.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 386.50
				CHECK 386.50
07/06/89		01		15:28 0001 2749





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



47233

IDENTIFICATION

JUL 6 3 25 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 226463