THIS INSTRUMENT PREPARED BY 1100 Kermit Dr., Suite 204, Nashville, TN 37217

WARRANTY DEED **FORM 20 (REV. 4-69)**

BOOK 8034 PAGE 615

For and in Consideration of the sum of

----------TEN AND NO/100---------- **Dollars,**

cash in hand paid, and other good and valuable consideration, including

(1) the assumption by grantees of a certain indebtedness secured by Deed of Trust in the original principal amount of Thirty thousand and 00/100 Dollars ($30,000.00), of record in Book 5470, page 152, Register's Office for Davidson County, Tennessee, presently held by American General Finance, Inc., formerly Credithrift of America; and

(2) a Vendor Lien retained herein by grantor(s) in the principal amount of Four thousand five hundred and 00/100 Dollars ($4,500.00), bearing interest at the rate of Eleven percent (11%) per annum for a period of 48 months, payable in monthly installments of One hundred sixteen and 30/100 Dollars ($116.30) until paid in full in accordance with Promissory Note of even date herewith.

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 4,500.00."

I, DOUGLAS P. VANDENBERG

have bargained and sold, and by these presents do transfer and convey unto the said

PETER REUTHER and wife, ROSANN REUTHER, their **heirs and assigns. a certain tract or parcel of land in** Davidson **County, State of Tennessee, as follows:**

Land in Davidson County, Tennessee, being the westerly part of Lot No. 42 on the plan of Waverly Place, of record in Book 57, page 95, Register's Office for said County.

Said property fronts 55.6 feet on the northerly margin of Arthington Street, now known as Benton Avenue, and extends back 222.5 feet, more or less, on the easterly line and 218 feet on the westerly line to an alley, upon which it measures 62.7 feet.

Being the same property conveyed to Douglas P. Vandenberg by Quitclaim Deed from Ted A. Burkhalter, Trustee, of record in Book 8034, page 613, Register's Office for Davidson County, Tennessee.

This is improved property known as 924 Benton Avenue, Nashville, Tennessee.

DARLENE VANDENBERG joins in the execution of this instrument in order to convey any right she may have in subject property, especially marital right.

8791

IDENTIF. REFERENCE

'86 JUL 30 PM 3:23

THIS CONVEYANCE IS SUBJECT TO (1) Deed of Trust of record in Book 5470, page 152, Register's Office for Davidson County, Tennessee, which is herein assumed by grantees; (2) Vendor Lien retained herein; (3) easements and setback lines as shown on plat of record in Book 57, page 95, said Register's Office; (4) taxes for the year 1990 and subsequent years; and (5) restrictive covenants of record.

ADDRESS NEW OWNERS: Peter Reuther and wife, Rosann Reuther
1908 Elliott Avenue
Nashville, TN 37204

SEND TAX BILLS TO: New Owners

MAP/PARCEL NUMBERS: Map 105-9, parcel 407

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said PETER REUTHER and wife, ROSANN REUTHER, their heirs and assigns, forever. **And** I do **do covenant with the said** grantees **that** I am **lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.** except as set out above.

And I **do further covenant and bind** myself and my **heirs and representatives, to warrant and forever defend the title to said land to the said** grantees and their **heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.**

Witness my **hand**, this 29th **day of** January, **19** 90

Douglas P. Vandenberg
DOUGLAS P. VANDENBERG

Darlene Vandenberg
DARLENE VANDENBERG

Peter Reuther
PETER REUTHER

Rosann Reuther
ROSANN REUTHER

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE DAVIDSON COUNTY

BOOK 8034 PAGE 617

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 27,684.26, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me, this the 29th day of January, 1990

Notary Public

My commission expires 03-11-91

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE DAVIDSON COUNTY

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

DOUGLAS P. VANDENBERG, DARLENE VANDENBERG, PETER REUTHER, and ROSANN REUTHER

the bargainors, with whom I am personally acquainted, *and who acknowledged that they executed the within instrument for the purposes therein contained. *(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal, at Nashville, Tennessee, this 29th day of January, 1990

My Commission Expires March 11, 1991

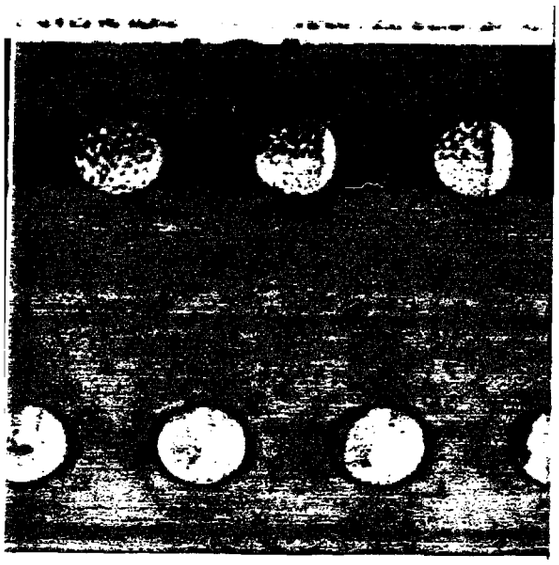
Notary Public.

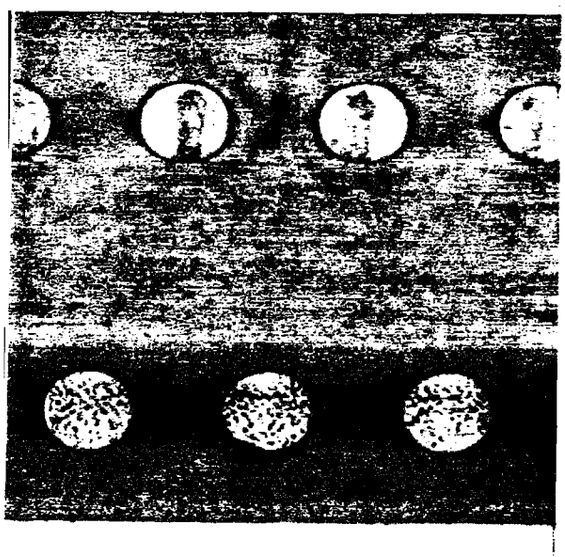
STATE OF TENNESSEE, ...COUNTY.

Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

.....





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

RECEIVED OF _____

FOR _____

BOOK 8034 PAGE 618

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
				CAMT 27684.26
				MAMT 4500.00
				CON TX 91.41
				MOR TX 2.88
				PRFEE 1.00
				WDEED 9.00
				TOTAL 104.29
				CHECK 104.29
			01/30/90 01	08:20 0001 7160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99791

IDENTIF. TREFERENCE

JAN 30 8 23 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 288219