#2056

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 380,000.00

Michael A. Berger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 90

Notary Public

MY COMMISSION EXPIRES 9/25/93

(AFFIX SEAL)

BOOK 8121 PAGE 8

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Michael A. Berger (NAME)	Security Federal Savings & Loan (NAME)	143-2-A-69CO
609 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	4101 Hillsboro Road (STREET ADDRESS)	09DZ-72996
Nashville, TN 37221 (CITY) (STATE) (P.O.ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

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, WE, John D. Stiltz and wife, Gay Y. Stiltz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Berger and wife, Elizabeth Berger

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 69 on the plan of Phase Three, Harpeth Trace Estates, of record in Book 5200, pages 751, 752 and 753, Register's Office for said County, and being more particularly described according to a survey made by A & A Engineers, Inc., dated May 21, 1990.

SAID Lot No. 69 fronts 54.02 feet on the northeasterly margin of Harpeth Trace Drive and extends back 156.04 feet on the northwesterly line and 170.58 feet on the southeasterly line to a dead line in the rear, measuring 65.52 feet thereon.

BEING the same property conveyed to John D. Stiltz and wife, Gay Y. Stiltz by deed from Jack R. Horner and wife, Sharon K. Horner of record in Book 7407, page 456, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Phase Three, Harpeth Trace Estates, as said areas are set forth and defined in Declaration of Covenants, Conditions, and Restrictions of record in Book 5380, page 357, as amended in Book 6274, page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more particulars.

This is to certify that John D. Stiltz and John Stiltz are one and the same person.

This is to certify that Gay Y. Stiltz and Gay Stiltz are one and the same person.

This is (unimproved) (improved) property, know as 609 Harpeth Trace Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 30th day of May, 19 90

John D. Stiltz

Gay Y. Stiltz

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John D. Stiltz and wife, Gay Y. Stiltz

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 Nashville, Tennessee this 30th day of May, 1990.

Commission expires 9/25/93

* or proved to me on the basis of satisfactory evidence.

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

* or proved to be on the basis of satisfactory evidence.

Notary Public

WARRANTY DEED

FROM
John D. Stiltz and wife, Gay Y. Stiltz

TO
Michael A. Berger and wife, Elizabeth Berger

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

6106 06/01 0101 03CHECK 1261.00

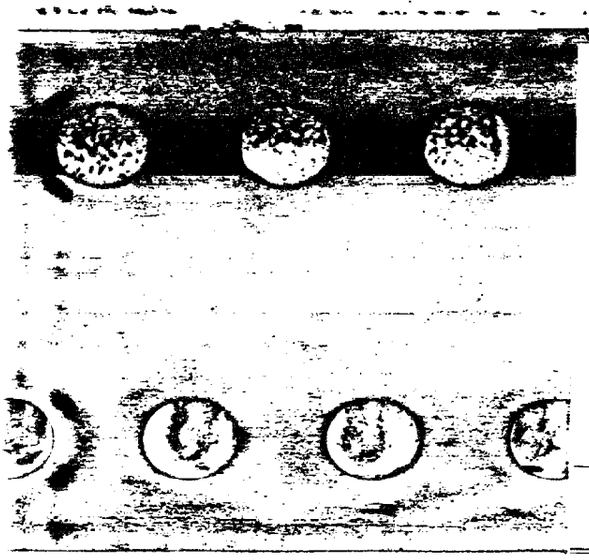
3U246

IDENTIF. REFERENCE

JUN 1 11 24 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.



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

RECEIVED OF _____

FOR _____

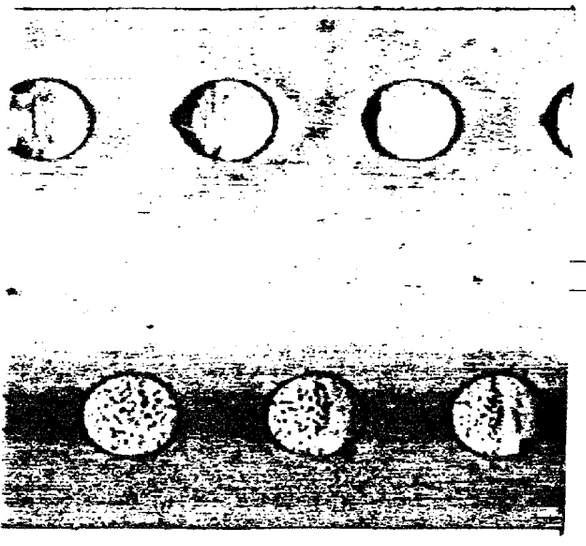
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 380000.00
CON TX 1254.00
PRFEE 1.00
WDEED 6.00
TOTAL 1261.00
CHECK 1261.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6106



30246

IDENTIF. T REFERENCE

JUN 1 11 24 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323013