FORM NO WD-1

FILE BOX 9

BOOK 8301 PAGE 391

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

Karen A. Kerce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 19 91

John V. Adams
Notary Public

MY COMMISSION EXPIRES 7/13/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Karen A. Kerce (NAME)	NEW OWNER (NAME)	MAP 104-8
1193 Otter Creek Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 281
Nashville, TN 37220 (CITY) (STATE) (P O ZIP)	(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, Wolfgang Sauermann and wife, Kathryn K. Sauermann,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen A. Kerce, unmarried

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. 5 on the plan of O. H. Shield's Subdivision of Lot No. 55 and other lots in O. B. Hayes Plan of large Lots called "Rokeby", of record in Book 161, page 158, Register's Office for said County.

Said Lot No. 5 fronts 55 feet on the westerly margin of 17th Avenue South, formerly Addison Street, and extends back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to R & M Real Estate, a Tennessee general partnership, by deed from Mary-Helen I. Marigza, also known as Mary Helen Marigza, recorded in Book 6854, page 350 and rerecorded immediately prior to the recording hereof.

This conveyance is made subject to the matters shown on said plan of record and the deed of trust of record in Book 6353, page 913, Register's Office for said County.

Kathryn K. Sauermann joins in this conveyance solely for the purpose of conveying any marital interest she may have in subject property, if any.

0026 03/01 0101 03CHECK 186.85

unimproved ( )
This is improved (XX) property, known as 1601 17th Avenue So., Nashville, TN 37212
(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 covenant 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 hand s this 19th day of February, 19 91

Wolfgang Sauermann

Kathryn K. Sauermann

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Wolfgang Sauermann and wife, Kathryn K. Sauermann

the bargainors, 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 19th day of February 19 91

Commission expires 7/13/91

John V. Adams 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 _____

_____ Notary Public

WARRANTY DEED

FROM
Wolfgang Sauermann and wife,
Kathryn K. Sauermann

TO
Karen A. Kerce

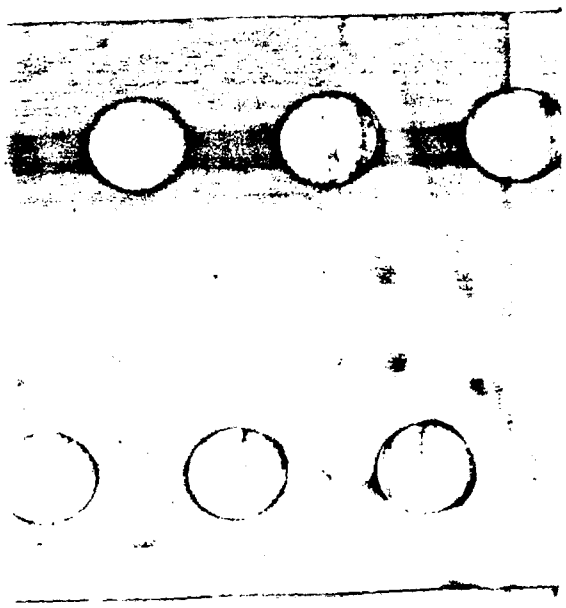
Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

IDENTIF. REFERENCE

96097

MAR 1 9 36 AM '91

FELIX P. ... DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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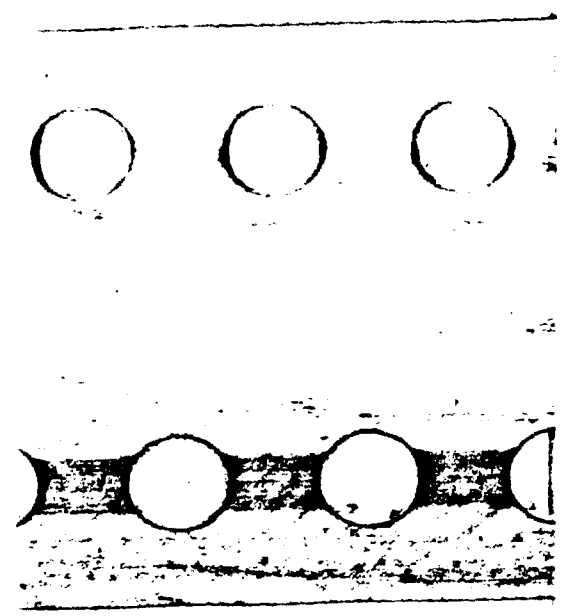
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 54500.00
CON TX 179.85
PRFEE 1.00
WDEED 6.00
TOTAL 186.85
CHECK 186.85

03/01/91 01 09:38 0001 0026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



96097

IDENTIF. REFERENCE

MAR 1 9 36 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 400866