BOOK 8386 PAGE 572

This Instrument Prepared by Donna Williams
8 Penn Center
Philadelphia, PA 19103

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

map 142-16-A
parcel 063.00C0

WARRANTY DEED

THIS INDENTURE, made this 19TH day of September, A. D., 1990, **between** SANFORD M. BARTH and SANDRA J. BARTH, Husband and Wife

Tennessee, First Parties, and

BRIAN R. KROH ET UX, ANNE J. KROH

Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE HUNDRED NINETY FIVE THOUSAND AND NO/100---------- **Dollars** ($195,000.00)

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND in Davidson County, Tennessee, being Lot No. 63 on the plan of Phase Two, Devon Park, of record in Book 6250, Page 432, Register's Office for said County.

SAID Lot No. 63 fronts 85.00 feet on the Southwesterly margin of Bedfordshire Court and extends back between parallel lines 136.22 feet to a dead line.

BEING the same premises which Joseph E. Ahler and Glenda Ahler, Husband and Wife, by Deed dated July 10, 1989 and recorded in Davidson County, Tennessee, in Deed Book Volume 7887, Page 478&c., granted and conveyed unto Sanford M. Barth and Sandra J. Barth, Husband and Wife, in fee.

9116 06/26 0101 03CHECK 650.50

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IDENTIFICATION REFERENCE

JUN 28 2 47 PM '91

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

SEE EXHIBIT 'A' ATTACHED HERETO

BOOK 8386 PAGE 573

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

..... (L. S.)

Sanford M. Barth (L. S.)
Sanford M. Barth

..... (L. S.)

Sandra J. Barth (L. S.)
Sandra J. Barth

COMMONWEALTH OF PENNSYLVANIA
~~STATE OF TENNESSEE~~
COUNTY OF MONTGOMERY } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State SANFORD M. BARTH and SANDRA J. BARTH, Husband and Wife

, the within named bargainors, 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 office, in Montgomery County, this 19 day of September 19 90

Elizabeth A Chevalier
Notary Public

My Commission expires December 14, 1991

Notarial Seal
Elizabeth Anne Chevalier, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires Dec. 14, 1991
Member, Pennsylvania Association of Notaries

STATE OF _____
COUNTY OF _____ } ss.

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

_____, the within named bargainors, 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 office, in _____ County, this _____ day of _____ 19____

_____
Notary Public

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER

OWNER BRIAN R. KROH ET UX, ANNE J. KROH

ADDRESS 1109 BEDFORDSHIRE COURT
NASHVILLE, TN 37221

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES
SAME

ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $195,000.00. Affiant Kathryn Kroh

Subscribed and sworn to before me this 28th day of JUNE 1991

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 5-14-95

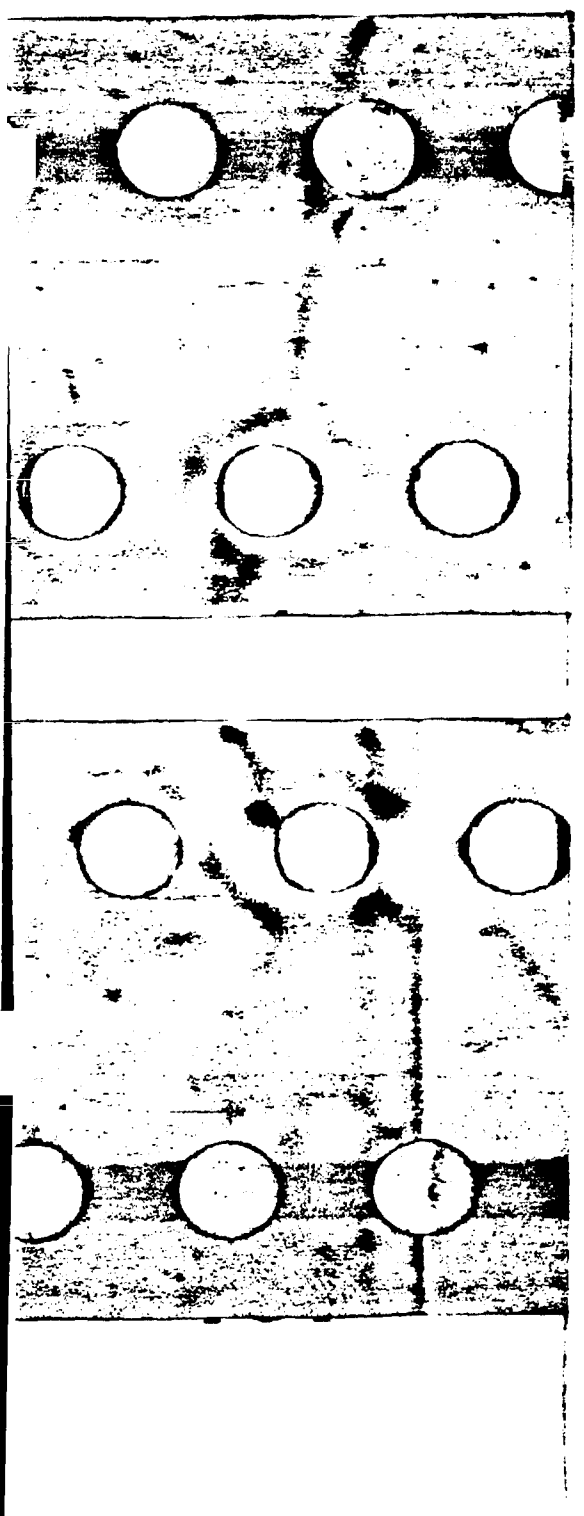
KEITH PRESS, INC., PRINTERS, KNOXVILLE

EXHIBIT 'A'

1. Real property taxes for 1991 and all future years.

2. All matters shown on Plat of Phase Two, Devon Park, of record in Book 6250, page 432, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, of record in Book 6176, page 7, as amended in Book 6541, page 542, and Book 6967, page 156, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8386 PAGE 575

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	
				195000.00
			CON TX	643.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	650.50
			CHECK	650.50
06/28/91	01		14:48 0001	9116

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26788

IDENTIFICATION

JUN 28 2 47 PM '91

No. 436104