PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 31990)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 227,000.00

Affiant

Sworn and subscribed before me on 7-23, 19 92

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:
Ann P. Kaiser
549 Harpeth Trace
Nashville, TN 37221

RESPONSIBLE FOR PAYMENT OF TAXES:
Ann P. Kaiser

MAP-PARCEL NUMBERS
143-02-A-054

BOOK 8683 PAGE 843

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerald Montmorency and wife, Patricia N. Montmorency,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Ann P. Kaiser, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 54 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.

Said Lot No. 54 fronts 28.51 feet on the southwesterly margin of Harpeth Trace Drive and extends back 98.34 feet on the northerly line and 151.94 feet on the southeasterly line to a broken line in the rear, measuring 173.78 feet thereon.

Being the same property conveyed to Gerald Montmorency and wife, Patricia N. Montmorency, by deed from The Richter Company, Inc., a Tennessee Corporation, of record in Book 7447, page 904, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in the above referenced plan of record.

30427

IDENTIF. REFERENCE

JUL 24 1 44 PM '92

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY TN.

3777 07/24 0101 03CHECK 848.90

This is improved property, known as: 549 Harpeth Trace, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on July 17, 19 92.

Gerald Montmorency

Patricia N. Montmorency

State of ~~Tennessee~~ Connecticut
County of ~~Tennessee~~ Hartford

On July 17, 19 92, before me the undersigned authority, personally appeared Gerald Montmorency and Patricia N. Montmorency, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires Oct. 31, 1995
My Commission Expires: _____

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8683 PAGE 844

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
227000.00
CON TX 839.90
PRFEE 1.00
WDEED 8.00
TOTAL 848.90
CHECK 848.90

07/24/92 01 13:45 0001 8777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30427

IDENTIF. REFERENCE

JUL 24 1 45 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 553474