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Bk 72

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116.000.00

Philip V. Trauernicht
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 92

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: 09/25/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Philip V. Trauernicht (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	129-15-21
921 Percy Warner Boulevard (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	07DZ-36088
Nashville, TN 37205 (CITY) (STATE) (P.O.ZIP)	Memphis, TN 38118 (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, Betty Rose Caldwell and husband, Ray F. Caldwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip V. Trauernicht and wife, Leanne C. Trauernicht

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. 131, on the Revised Plan of Section 1, Warner Park Valley, of record in Book 3600, pages 12, 13, and 14, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Melvin Buchman and wife, Betty M. Buchman, by deed from Mary Jane Duncan, of record in Book 4355, page 983, Register's Office for Davidson County, Tennessee. The said Melvin Buchman has since died and is survived by wife, Betty M. Buchman, now re-married and known as Betty Rose Caldwell.

The property herein conveyed is subject to restrictive covenants of record in Book 3466, page 89; Book 3534, page 128; Book 3577, page 511; Book 3702, page 465; and Book 3770, page 81; said Register's Office, and to the matters set forth in the above referenced plan of record.

Ray F. Caldwell, husband of Betty Rose Caldwell, joins in to convey any interest he may have by his marital status in subject property.

SOURCE OF DESCRIPTION: Survey dated July 7, 1992, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

This is improved (XX) property, know as 921 Percy Warner Boulevard, Nashville, TN 37205
(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 their hands this 31st day of July, 19 92

Betty Rose Caldwell

Ray F. Caldwell

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Rose Caldwell and husband, Ray F. Caldwell

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 31st day of July, 19 92

Commission expires 09/25/93

I. DYKE TATUM, Notary Public

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

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

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

WARRANTY DEED

FROM
BETTY ROSE CALDWELL and husband,
RAY F. CALDWELL

TO
PHILIP V. TRAUERNICHT and husband,
LEANNE C. TRAUERNICHT

TATUM & JONES, ATTORNEYS
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

IDENTIF. REFERENCE

AUG 3 3 55 PM '92
REGISTER'S OFFICE
DAVIDSON COUNTY TN.

3 3 6 3 6

7133 08/03 0101 03CHECK 438.20

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 116000.00
CON TX 429.20
PRFEE 1.00
WDEED 8.00
TOTAL 438.20
CHECK 438.20

08/03/92 01 15:56 0001 7133

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33636

IDENTIF. TREFERENCE

AUG 3 3 55 PH '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 556957