File 10652 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220 BOOK 8733 PAGE 940
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANN R. GAUDET	FIRST TENNESSEE BANK	Map 117-7-F
3407 Golf Club Lane (NAME)	P. O. Box 1000, (NAME) Dept. 47	Parcel 35
Nashville, Tennessee 37215 (STREET ADDRESS OR ROUTE NUMBER)	Memphis, Tennessee 38148 (STREET ADDRESS)	F.B. 7DA92057
(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, NEIL EDWARD KOHLER AND WIFE, EMILY S. KOHLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANN R. GAUDET, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 35, together with the appurtenant interest in the common elements of Brighton Court Condominium, a horizontal property regime established by Master Deed, of record in Book 6629, page 532, amended in Book 6912, page 163, and supplemented in Book 6912, page 158, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Neil Edward Kohler and spouse, Emily S. Kohler by deed from Catherine Schulze Carrigan and spouse, Shawn Carrigan of record in Book 8231, page 864, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been paid; (2) Restrictions of record in Book 6629, page 532, supplementary declaration in Book 6912, page 158, amended in Book 6912, page 163; (3) Charter of record in Book 6965, page 624, amended in Book 7936, page 335; (4) Storm Water Detention Agreement of record in Book 6436, page 578.

3383 09/21 0101 03CHECK 375.30

47.3 1-5.

IDENTIFICATION REFERENCE

SEP 21 10 07 AM '92

A. A. WILLIAMS REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 3407 Golf Club Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of September, 19 92

Neil Edward Kohler
By Emily S. Kohler
NEIL EDWARD KOHLER
BY: Emily S. Kohler, Attorney-In-Fact by
Power of Attorney recorded simultaneously
herewith

Emily S. Kohler
EMILY S. KOHLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily S. Kohler

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of September, 92.

My commission expires 1/23/93 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily S. Kohler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Atttorney-In-Fact for the said Neil Edward Kohler and is authorized by the said Neil Edward Kohler to execute this instrument on his behalf.

Witness my hand, at Office, this 17th day of September, 1992.

Notary Public

My Commission Expires:

1/23/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September 19 92

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM NEIL EDWARD KOHLER AND WIFE, ~~EMILY S. KOHLER~~

TO ANN R. GAUDET

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 8733 PAGE 942

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 99000.00
CON TX 366.30
PRFEE 1.00
WDEED 8.00
TOTAL 375.30
CHECK 375.30

09/21/92 01 10:08 0001 8383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4.7.3.1.5.

IDENTIFICATION REFERENCE

SEP 21 10 07 AM '92

F. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 572014