Box 50E

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9396 PAGE 417

ADDRESS NEW OWNER:
Hal E. Sauer
4400 Belmont Park Terrace, #172
Nashville, Tennessee 37215

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 113-3
GROUP C
PARCEL 172

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert M. Northern and wife, Mildred M. Northern, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hal E. Sauer, hereinafter called the Grantee, his 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 Building Site No. 172 on the Plan of Arden Place, Section V, as of record in Book 4955, page 41, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Robert M. Northern and wife, Mildred M. Northern by deed from Sheridan Construction Company, a Tennessee Corporation, as of record in Book 5134, page 942, Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Belmont Park Terrace, #172, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which are not yet due and payable.
2. Matters shown on the Plan of record in Book 4955, page 41, said Register's Office.
3. Restrictive Covenants Contained in instrument of record in Book 4628, page 473, said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4754, page 455, 1st Supplemental in Book 4819, page 564, 2nd Supplemental in Book 4916, page 277, 3rd Supplemental in Book 5019, page 942, 4th Supplemental in Book 5091, page 66, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said Hal E. Sauer, his heirs and assigns, forever; and we, Robert M. Northern and wife, Mildred M. Northern, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9396 PAGE 418

Witness our hands this the 30th day of June, 1994.

Robert M. Northern

Mildred M. Northern

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

2869 07/01 0101 03CHECK 564.00

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert M. Northern and wife, Mildred M. Northern, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 1994.

NOTARY PUBLIC

My Commission Expires: 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 150,000.00.

Hal E. Sauer
AFFIANT

Subscribed and sworn to before me this 30th day of June, 1994.

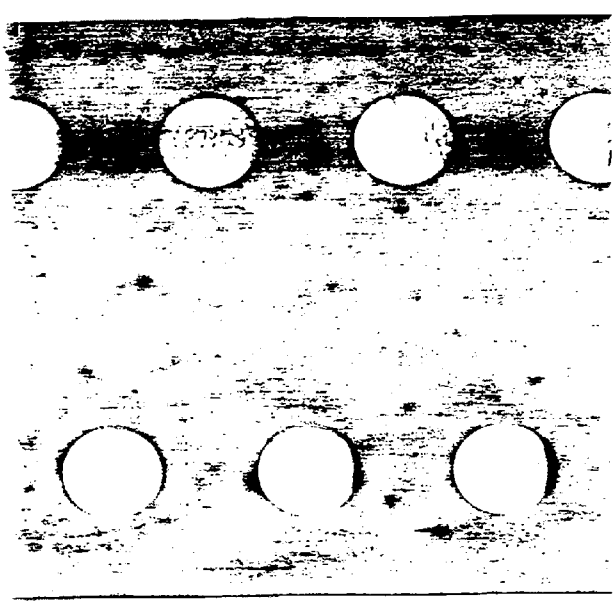
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 1996

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

67300

RECEIVED FOR REFERENCE
94 JUL -1 PM 4:29
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

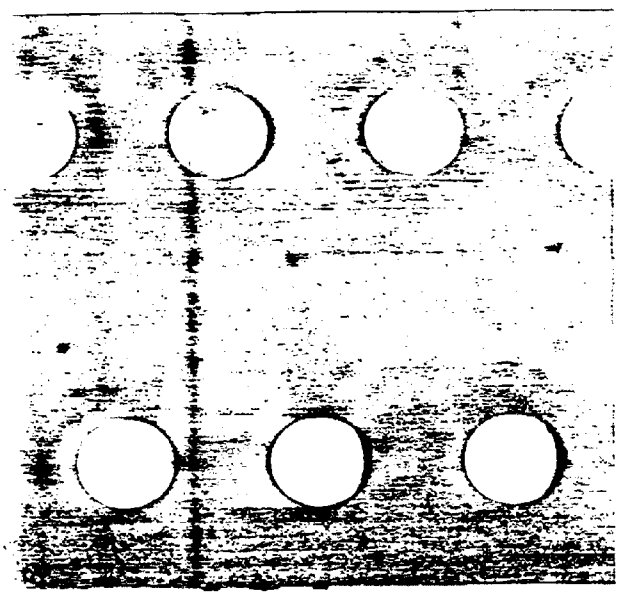
RECEIVED OF _____

FOR _____

BOOK 9396 PAGE 419

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
150000.00
CON TX 555.00
PRFEE 1.00
MDEED 8.00
TOTAL 564.00
CHECK 564.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67300

REMITTANCE REFERENCE

94 JUL -1 PM 4:29

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 809547