File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9493 PG 662

ADDRESS NEW OWNER:
Eleanor J. Maus, William V. Maus, and Esther J. Kaemerer 223 East Webster Street
Madison, TN 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Columbia National, Incorporated
P.O. Box 3050
Columbia, Maryland 21045-6050

MAP AND PARCEL:
MAP 51-8
PARCEL 198
11D69668

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Sylvia Gerson, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eleanor J. Maus and husband, William V. Maus, and Esther J. Kaemerer, a married person, as joint tenants with the specific right of survivorship, 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:

> BEING Lot 3, Resubdivision of Part of Lot 4 on the Plan of Montague Subdivision, as recorded in Plat Book 5190, Page 503, Register's Office, Davidson County, Tennessee.

> Being the same property conveyed to Sylvia Gerson , by deed from Secretary of Housing and Urban Development of Washington, D.C. of record in Book 8969, Page 825, Register's Office for Davidson County, Tennessee.

> This is the same description as in previous deed of record.

This conveyance is subject to 20 foot sewer easement bisecting rear portion of property; 20 foot sewer easement located on front and southeasterly lot lines; 2.5 x 30 foot utility anchor easement located on southerly corner of lot and 20 foot minimum building setback line of record in Book 5190, Page 503, said Register's Office.

This is improved property known as 217, 219, 221, 223 East Webster St., Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eleanor J. Maus and husband, William V. Maus and Esther J. Kaemerer, a married person, their heirs and assigns, forever; and we, Sylvia Gerson, Unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of October, 1994.

Sylvia Gerson

Sylvia Gerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sylvia Gerson, Unmarried 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 12th day of October, 1994.

Tammy K. Maples (Notary)
NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 82,500.00.

Esther L. Kerson
AFFIANT

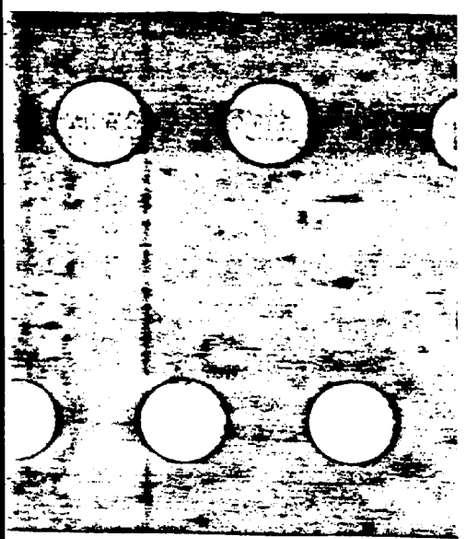
Subscribed and sworn to before me this 12th day of October, 1994.

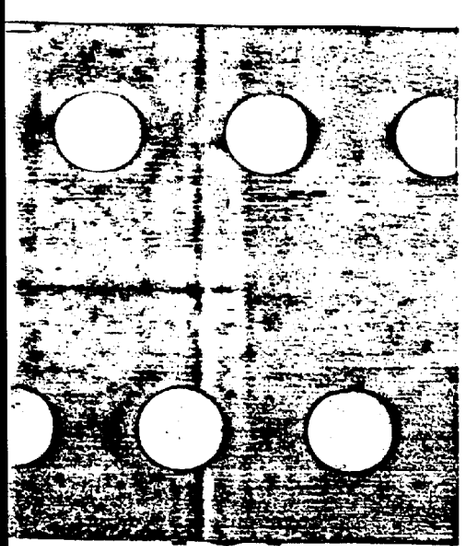
Tammy K. Maples (Notary)
NOTARY PUBLIC
My Commission Expires: 11/3/96

IDENTIF. ↑ REFERENCE
9991

94 OCT 14 PM 12:42
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

8267 10/14 0101 03CHECK 314.25





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

RECEIVED OF _____

FOR _____

BOOK 9493 PG 664

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 82500.00
CON TX 305.25
PRFEE 1.00
WDEED 8.00
TOTAL 314.25
CHECK 314.25

10/14/94 01 12:41 0001 8267

94 OCT 14 PM 12:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99991
IDENTIF. ↑ REFERENCE

No. 844467