WARRANTY DEED

BOOK 9561 PG 786

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 11 Apr 96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Wilson	SAME	MAP 18-16
(NAME)	(NAME)	
406 Brick Church Pike		PARCEL 113.01
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Hans Gussmann, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Wilson and wife, Sandra Wilson

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:

A lot in the Tenth Civil District of Davidson County, Tennessee, within the corporate limits of the City of Goodlettsville, beginning at a point in the center of a driveway on the South side of Brick Church Pike, said point being 23.5 feet at a right angle from the centerline of said Pike, and 11 feet westerly from the center of an 18 inch cedar tree, a corner to Mrs Bessie F. Hitt, and the Northwest corner of the property herein described; thence with the southerly margin of said Pike S. 86 deg. 15' E. 146.5 feet to a point at the North end of a fence, a corner to Bill Coley; thence with said fence and the line of said Coley S. 3 deg. W. 210.6 feet to an iron pin, a corner to James T. Cole in the line of said Coley; thence with the line of said Cole N. 84 deg. 55' W. 178.3 feet to an iron pin, a corner to the aforesaid Hitt in the line of said Cole, thence with the line of said Hitt N. 12 deg. E. 207.7 feet to the beginning, containing .77 acres, more or less. This description is from a survey of Mr. John R. Alley, Surveyor, dated August 25, 1964.

The property herein described is conveyed subject to a permanent and perpetual pipeline easement described as follows: Beginning at a point in the North line of said property, said point being 12 feet westerly from the Northeast corner of the same; thence across said property as follows: S. 7 deg. 25' W. 138 feet; thence S. 4 deg. 15' W. 69.4 feet to the South line of said property.

Being the same property conveyed to Hans Gussman and wife, Elli Gussman by deed of record in Book 5952, page 340, Register's Office for Davidson County, Tennessee. The said Hans Gussman and wife, Elli Gussman having since divorced; Elli F. Gussman having conveyed her interest in and to said property to Hans Gussman by deed of record in Book 9561, page 784, Register's Office for Davidson County, Tennessee.
Hans Gussman and Hans Gussmann are one and the same person.

unimproved ( )
This is improved (X) property, known as 406 Brick Church Pike, Goodlettsville, TN 37072
(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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of December 19 94

Hans Gussmann

Hans Gussmann

BOOK 9561 PG 787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hans Gussmann, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 30th day of December 19 94

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

IDENTIFICATION REFERENCE

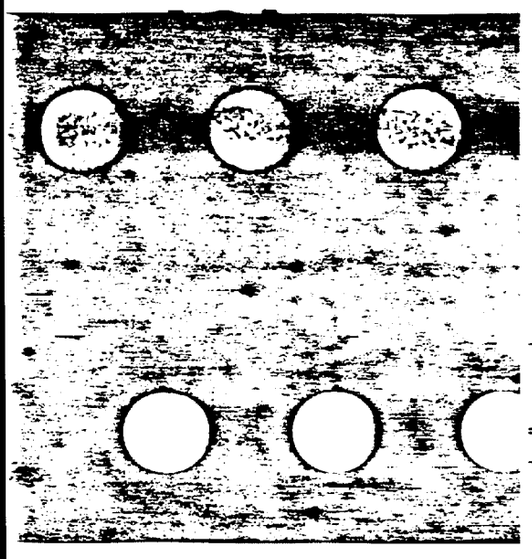
22200

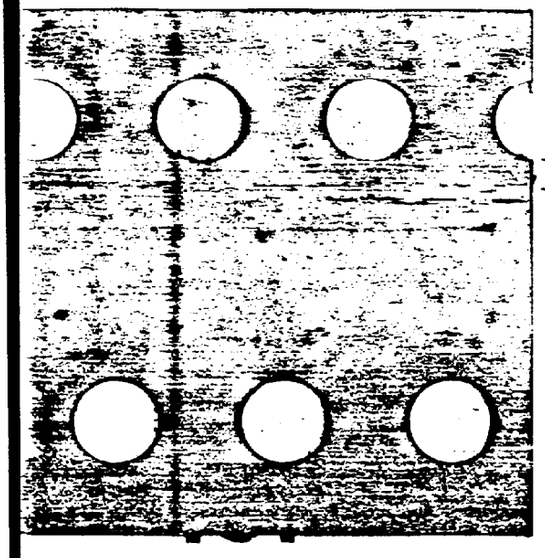
95 JAN -3 AM 11:11

REGISTER
DAVIDSON COUNTY, TENN.

95 JAN -3 PM 3:04 CHECK

201.03





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9561 PG 788

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 51900.00
CON TX 192.03
PRFEE 1.00
[illegible] 8.00
TOTAL 201.03
CHECK 201.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/03/95 01 11:11 0001 9505

22200
IDENTIF. & REFERENCE

95 JAN -3 AM 11:12
REGISTER
DAVIDSON COUNTY, TN.

No. 868383