BOOK 9807 PG 882 277153 Bk435

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF ~~August~~ September 19 95

Notary Public

MY COMMISSION EXPIRES: 11-10-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Volker E. Oberacker (NAME)	Same (NAME)	MAP 131-1B
#3 Redbud (ADDRESS)	(ADDRESS)	PARCEL 123
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	7DA70072

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, William F. Danaher and wife, Elizabeth S. Danaher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Volker E. Oberacker and wife, Dorothea Joanne Oberacker

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. 3 on the Plan of Redbud, a Planned Unit Development, as of record in Book 4675, page 137, and as amended in Book 4910, page 872; Book 4937, page 346; Book 4953, page 846, and Book 5003, page 925, all in the Register's Office for said County.

Said Lot No. 3 fronts 61.47 feet on the easterly margin of Redbud Drive and extends back 109.49 feet on the northerly line and 148.54 feet on the southwesterly line to a dead line in the rear, measuring 132.00 feet thereon.

Being the same property conveyed to William F. Danaher and wife, Elizabeth S. Danaher by deed from Debra S. Rairden and husband Anthony W. Rairden of record in Book 9293, page 559, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1995 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Subject to Declaration of Covenants, Conditions and Restrictions of Redbud, of record in Book 4845, page 935, Register's Office for Davidson County, Tennessee; easement for sanitary sewers and/or storm drainage of record in Book 4147, page 377, said Register's Office; Dedication of common areas to Redbud Cooperative Corporation, a Tennessee corporation, not for profit, of record in Book 4861, page 613, said Register's Office.

unimproved ( )
This is improved (X) property, known as #3 Redbud, Nashville, TN 37215
(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 our hand s this 26th day of ~~September~~ September 19 95

William F. Danaher

Elizabeth S. Danaher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9807 PG 883

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William F. Danaher and wife, Elizabeth S. Danaher

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of September 19 95.

Commission expires 11-10-97

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

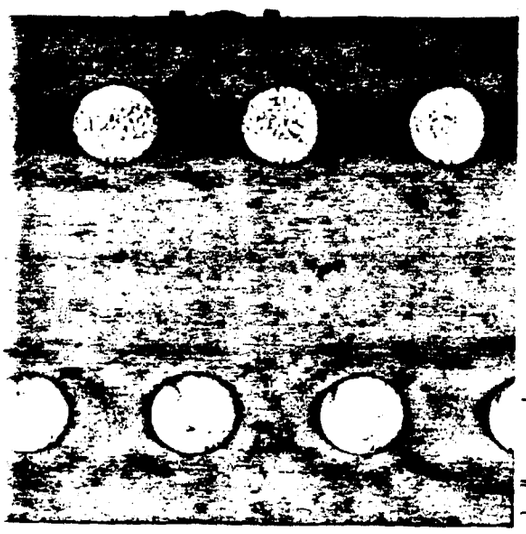
9832 09/27 0101 03CHECK 100B:00

0105675

IDENTIF. ↑ REFERENCE

95 SEP 27 AM 10:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

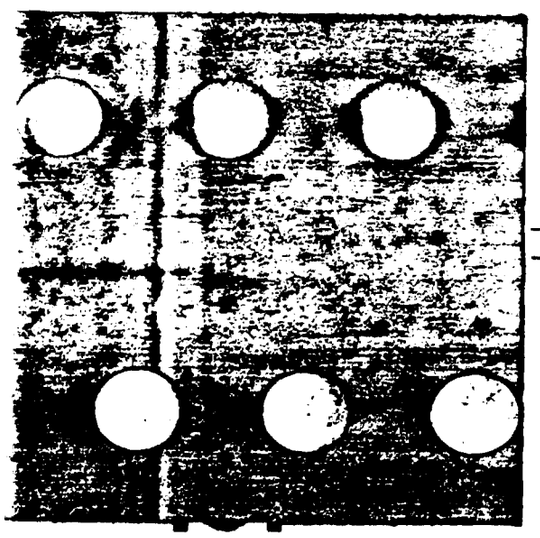
RECEIVED OF _____

FOR _____

BOOK 9807 PG 884

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 270000.00
CON TX 999.00
PRFEE 1.00
MDEED 8.00
TOTAL 1008.00
CHECK 1008.00

09/27/95 01 10:27 0001 9832

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0105675
IDENTIF. ↑ REFERENCE

95 SEP 27 AM 10: 26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 958640