BOOK 9950 PG 51

47

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 19 96

NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: 11-1-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Bollinger (NAME)	Guaranty Trust Company (NAME)	MAP 51-8
613 Windsor Green Blvd. (ADDRESS)	726 South Church Street (ADDRESS)	PARCEL 198
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	11D 69668

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, Eleanor J. Maus and husband, William V. Maus and Esther J. Kaemerer and husband, Howard J. Kaemerer HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Bollinger

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 3, Resubdivision of Part of Lot 4 on the Plan of Montague Subdivision, as recorded in Plat Book 5190, page 503, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Eleanor J. Maus and husband, William V. Maus, and Esther J. Kaemerer, a married person, by deed from Sylvia Gerson, Unmarried, of record in Book 9493, page 662, Register's Office for Davidson County, Tennessee.

Howard J. Kaemerer joins in this conveyance to relinquish any rights, especially marital rights, which he may have in said property by virtue of his marriage to Esther J. Kaemerer.

0151100

IDENTIFICATION REFERENCE

96 FEB 16 AM 11:00
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 217-223 East Webster Street, Madison, TN 37115
(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 24th day of January 19 96

Eleanor J. Maus

Esther J. Kaemerer

William V. Maus

Howard J. Kaemerer

STATE OF ~~TENNESSEE~~ ALASKA

BOOK 9950 PG 52

COUNTY OF ~~DAVIDSON~~/ _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eleanor J. Maus and husband, William V. Maus and ~~Esther J. Kaemerer~~

the bargainor s, 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 ~~Goodlettsville~~ Anchorage, ~~Tennessee~~ Alaska, this 18th day of January, 19 96.

Commission expires September 23, 1997

Notary Public

STATE OF ~~TENNESSEE~~ Alaska

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

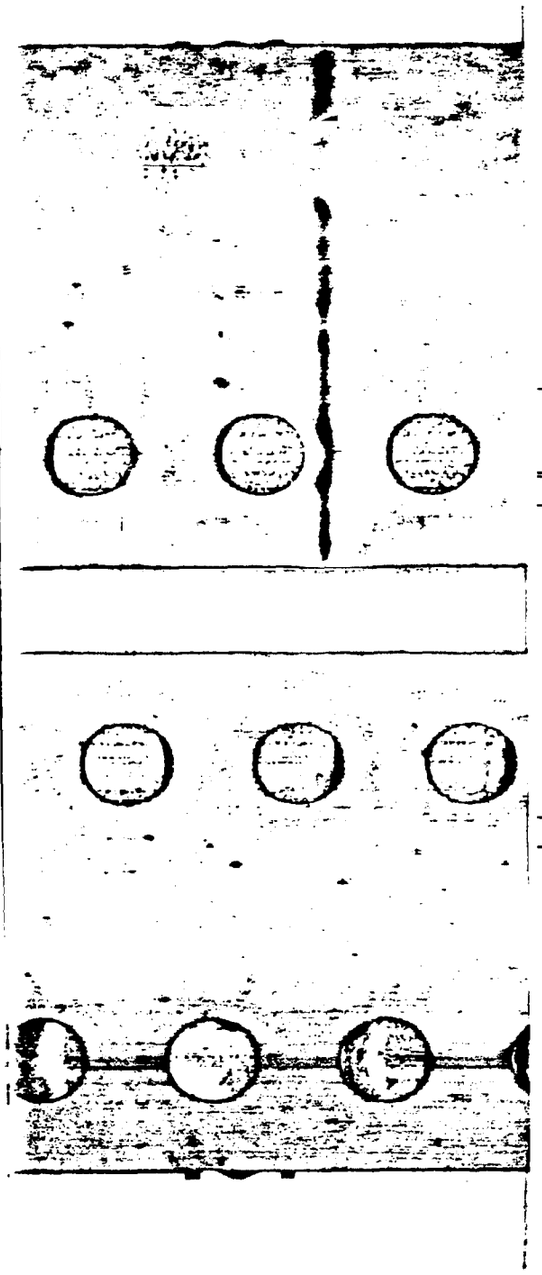
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Esther J. Kaemerer and husband, Harold J. Kaemerer, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of January, 1996.

Commission Expires: 11/28/98

Notary Public

MICHAEL T. MOSS NOTARY PUBLIC STATE OF TENNESSEE

3752 02/16 0101 03CHECK 373.45



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

RECEIVED OF _____

FOR _____

BOOK 9950 PG 53

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	98500.00
CON TX	364.45
PRFEE	1.00
WDEED	8.00
TOTAL	373.45
CHECK	373.45

02/16/96 01 11:02 0001 8752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151100
IDENTIF. # REFERENCE

96 FEB 16 AM 11:
FELIX Z. WILSON
DAVIDSON COUNTY

No. 1006935