File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Robert L. Gaertner and Judy N. Gaertner
2604 Westwood Drive
Nashville, TN 37204

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 118-02
GROUP
PARCEL 219

WARRANTY DEED

BOOK 9987 PG 61

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, I, **Robert J. Shaub**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert L. Gaertner and wife, Judy N. Gaertner**, 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] Nos. 61 and 62 on the Plan of Waddey's Westwood Addition, as of record in Book 332, page 99, Register's Office for said County.
>
> Said Lots adjoin and front 100 feet on the east side of Westwood Drive and extends back between parallel lines 180 feet to an alley.
>
> BEING the same property conveyed to Robert J. Shaub, by deed from Shaub Construction Co., Inc., as of record in Book 6903, page 796, Register's Office for Davidson County, Tennessee.
>
> The property description used in this conveyance is the same as the previous transfer.

This is improved property known as 2606 Westwood Drive, Nashville, TN 37204.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert L. Gaertner and wife, Judy N. Gaertner, their heirs and assigns, forever; and I, Robert J. Shaub, do covenant with the said Grantees that I am 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 I do further

covenant and bind myself, my 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 hand this the 21 (RJS) day of March, 1996.

Robert J. Shaub

Robert J. Shaub

BOOK 9987 PG 62

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Robert J. Shaub**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of March, 1996.

Audrey Freddie Clay

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

Robert J. Shaub

AFFIANT

Subscribed and sworn to before me
this 21st day of March, 1996.

Audrey Freddie Clay

NOTARY PUBLIC

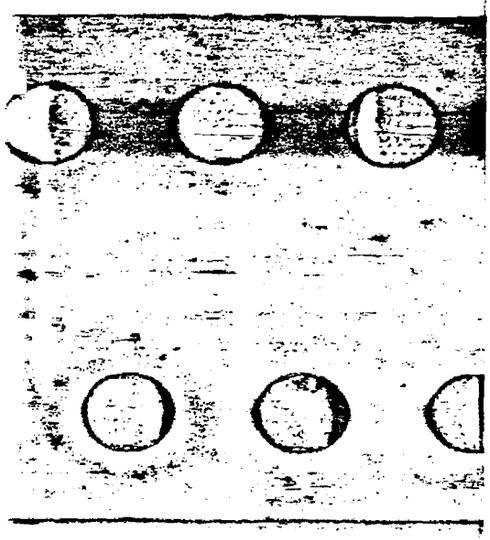
My Commission Expires: My Commission Expires MAR. 23, 1996

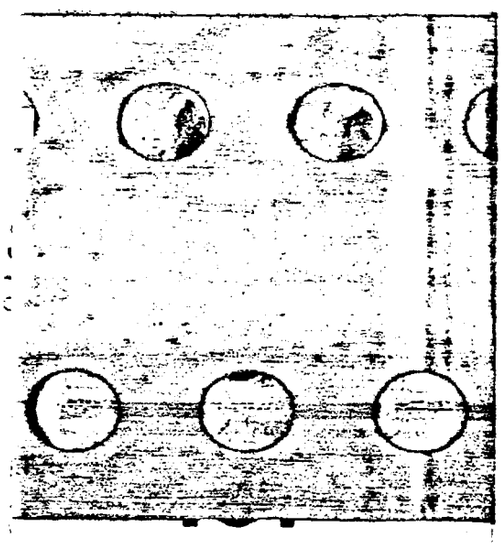
0162656 IDENTIF. ↑ REFERENCE

96 MAR 21 PM 3:32 WILSON II REGISTER WILSON COUNTY, TN.

1168 03/21 0101 03CHECK 675.00

C:\WP51\WORK\CLOSINGS\GFA96224.WD





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

RECEIVED OF _____

FOR _____

BOOK 9987 PG 63

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	
				180000.00
			CON TX	666.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	675.00
			CHECK	675.00
03/21/96	01		15:34 0001	1168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0162656
IDENTIF. ↑ REFERENCE

96 MAR 21 PM 3:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1019209