58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Hendrick V. Douglas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 11-30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hendrick V. Douglas (NAME)	First Trust Mortgage Company (NAME)	MAP 107-5A
100 Five Oaks Drive (ADDRESS)	6526 Quail Hollow (ADDRESS)	PARCEL 100
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (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, Estate of Louis Edward Kempf

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hendrick V. Douglas, unmarried

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 Unit No. 100 in Five Oaks, a Planned Unit Development as shown on the Plat of record in Book 5200, page 355, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Louis E. Kempf, unmarried by deed from Jack Driver & Son, Inc. by instrument of record in Book 5816, page 219, Register's Office for Davidson County, Tennessee, Louis E. Kempf having since deceased with Last Will and Testament of record in Will Book 199, page 128, Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 5200, page 355, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Declaration of Covenants, conditions and restrictions of record in Book 5781, page 563, amended in Book 5784, page 521, Book 5784, page 563, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 100 Five Oaks Drive, Nashville, TN 37217
(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 28th day of March 19 96

Judy Kempf Bush, executrix

Estate of Louis Edward Kempf
Judy Kempf Bush, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estate of Louis Edward Kempf

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 Franklin, Tennessee, this 28th day of March 1996.

Commission expires 11-30-97

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

0166105
IDENTIFICATION REFERENCE

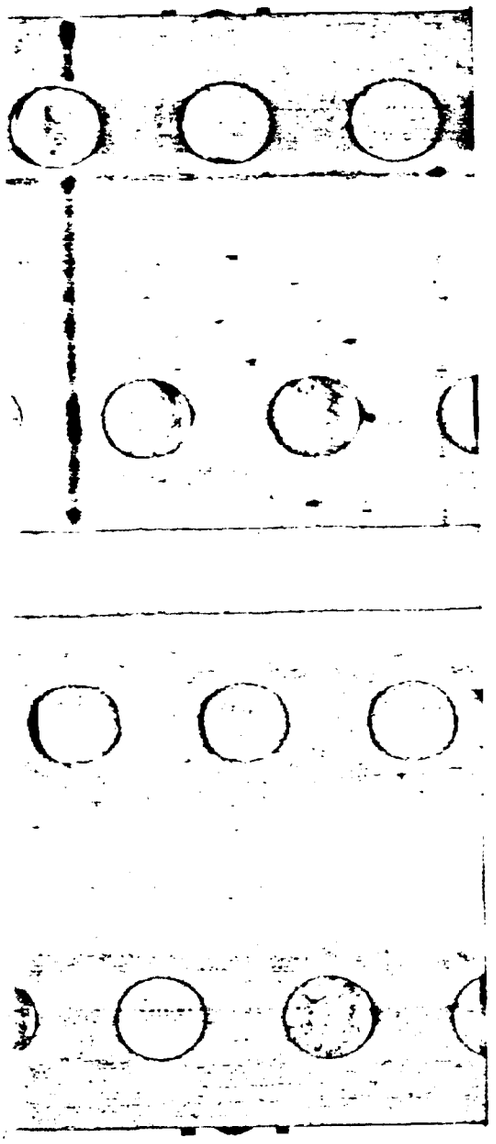
96 APR -1 PM 3:11
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

208-30 ... 750.00 ... 750.00 ... 750.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

pg. 9998-417

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

CONT	5,000.00
DEED TX	195.80
PRFEE	1.00
MTGEE	3.00
TOTAL	208.80
CHECK	208.80

96 APR -1 PM 3:11 REGISTER
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

0166105
IDENTIF. & REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1022858