BOOK 10082 PG 643

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,005.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF MAY, 1996.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH S. MONGER 7173 BAY COVE TRAIL NASHVILLE, TENNESSEE 37221	SAME	141.12.B 94

FOR AND IN 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,

HERBERT D. TAYLOR AND WIFE, SUSAN K. TAYLOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KENNETH S. MONGER AND WIFE, PAULA T. MONGER

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN

This conveyance is made subject to the following:
1. 1996 taxes and subsequent years.
2. Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 217, Register's Office for Davidson County, Tennessee, including but not limited to a 40 foot minimum building setback line from the front line of said lot and a 20 foot minimum building setback line from the rear line of said lot and a 10 foot minimum setback line from both side lines of said lot and a 10 foot easement for utilities and drainage purposes along the rear line of said lot.
3. Property is subject to the P.U.D. of record in Plat Book 6900, Page 217 and Restrictive Covenants contained in Book 6120, Page 430, and Book 6120, Page 450 and amended in Book 6231, Page 63 and amended in Book 7140, page 345, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein.

unimproved
This is improved property known as: 7173 BAY COVE TRAIL, NASHVILLE, TENNESSEE 37221
(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 28TH day of MAY, 1996.

HERBERT D. TAYLOR

SUSAN K. TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, HERBERT D. TAYLOR AND WIFE, SUSAN K. TAYLOR, with whom I am personally acquainted, (or who 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, at office, this 28TH day of MAY, 1996.

Christen Weller
NOTARY PUBLIC

My Commission Expires: 3-25-2000

CHRISTEN WELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

EXHIBIT "A"

BOOK 10082 PG 645

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 106 ON THE PLAN OF SOUTHHAMPTON, PHASE V OF RECORD IN BOOK 6900, PAGE 217, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HERBERT D. TAYLOR AND WIFE, SUSAN K. TAYLOR BY WARRANTY DEED FROM THOMAS F. FRIST, SR. DATED OCTOBER 24, 1995, OF RECORD IN BOOK 9838, PAGE 483, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

KSM PTM

0191449

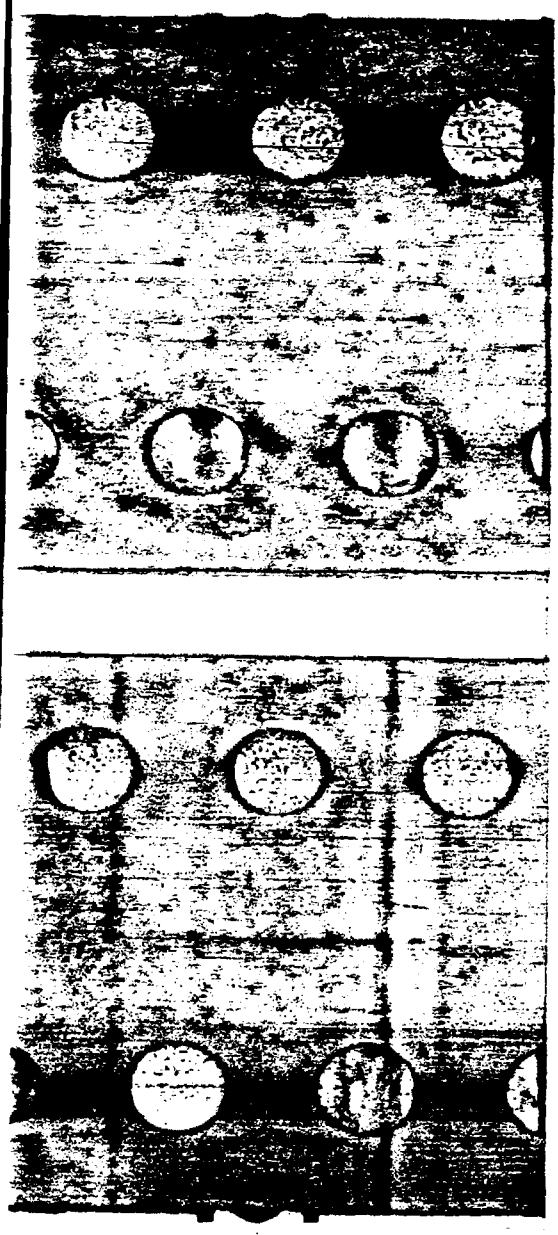
IDENTIF. & REFERENCE

96 JUN 11 AM 10:17

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

20080 06/11 0101 03CHECK 471-82

estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.



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

RECEIVED OF _____

FOR _____

BOOK 10082 PG 646

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 124005.00
CON TX 458.82
PRFEE 1.00
WDEED 12.00
TOTAL 471.82
CHECK 471.82

06/11/96 01 10:21 0001 2080

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191449
IDENTIF. ↑ REFERENCE

96 JUN 11 AM 10:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1049918