BOX #19B
G#96-6-12K

BOOK 10088 PG 436

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 19 96

CAROL T. BAKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE (AFFIX SEAL) My Commission Expires July 27, 1998

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Stephen L. Tench (NAME)	NationsBanc Mortgage Corporation (NAME)	147-6-185
4916 Darlington Drive (ADDRESS)	P. O. Box 105076 (ADDRESS)	06DU-30225
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5076 (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, Garr A. Vogelpohl and wife, Ruth A. Vogelpohl

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen L. Tench and wife, Roxelyn G. Baumgartner

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, TN, BEING Lot No. 142 on the Plan of Caldwell Country Estates , Section II, of record in Book 2663, page 128, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Garry A. Vogelpohl and wife, Ruth A. Vogelpohl, by deed from Herman E. Jacobs and wife, Betty Y. Jacobs, of record in Book 5593, Page 951, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 2663, page 128; restrictions of record in Book 2907, page 93, and Book 2921, page 87. Subordination Agreement of record in Book 8807, page 67; Agreement for dedication of easement of record in Book 6280, page 145; all of record in the Register's Office for Davidson County, Tennessee.

0193300

IDENTIF. & REFERENCE

96 JUN 17 AM 10:47

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4916 Darlington Drive, Nashville, TN 37211
(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 13th day of June, 19 96

Garry A. Vogelpohl

Garry A. Vogelpohl

Ruth A. Vogelpohl

Ruth A. Vogelpohl

BOOK 10088 PG 437

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Garry A. Vogelpohl and wife, Ruth A. Vogelpohl

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 Brentwood, Tennessee, this 13th day of June 19 96.

Commission expires _____

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

WARRANTY DEED

FROM

Garry A. Vogelpohl and wife,
Ruth A. Vogelpohl

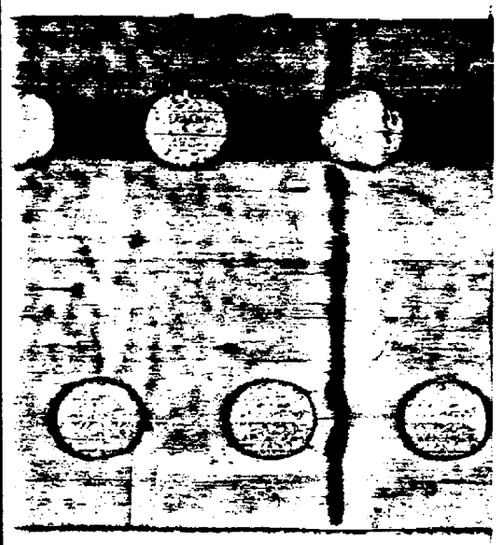
TO

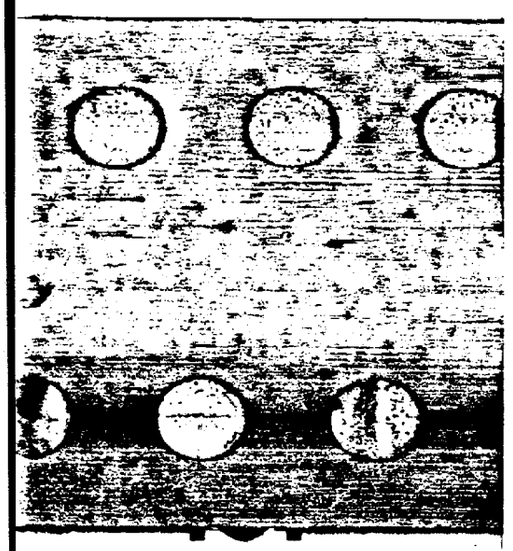
Stephen L. Tench and wife,
Roxelyn G. Baumgartner

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

4124 06/17 0101 03CHECK 538.10





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

RECEIVED OF _____

FOR _____

BOOK 10088 PG 438

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 143000.00
				CON TX 529.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 538.10
				CHECK 538.10
			06/17/96 01	10:50 0001 4124

0193300 IDENTIF. & REFERENCE

96 JUN 17 AM 10:47 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1051935