0221610

IDENTIF. & REFERENCE

File #14100
File Box 9-B
First Title and Escrow

96 SEP -5 AM 10:28

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (kd) Title No: 38121

BOOK 10179 PG 675

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dietmar Klonikowski 8221 Londonberry Road Nashville, Tennessee 37221	NATIONSBANC MORTGAGE CORPORATION P. O. BOX 353 LOUISVILLE, KENTUCKY 40201-0353

TAX MAP-PARCEL NUMBERS: 141-15D-211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas P. Edgeworth and spouse, Elaine E.Edgeworth,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Dietmar Klonikowski and wife, ROSEMARY MARK, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 211 on the plan of Phase III-B, "Sheffield" on the Harpeth of record in Book 7900, page 443, Register's Office for said County.

SAID Lot No. 211 fronts 99.68 feet on the broken westerly margin of Londonberry Road and extends back 147.62 feet on the northerly line and 162.09 feet on the southerly line to a dead line in the rear, measuring 54.18 feet thereon.

BEING the same property conveyed to Thomas P. Edgeworth and wife, Elaine E. Edgeworth by deed from Phillips Builders, Inc. of record in Book 9354, page 116, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6925, Page 900, Book 7145, page 964, Book 8146, page 463, Book 8505, page 598 and Book 8747, page 97, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 8221 Londonberry Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOOK 10179 PG 676

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on 8-28, 1996.

Thomas P. Edgeworth

Thomas P. Edgeworth

Elaine E. Edgeworth

Elaine E.Edgeworth

State of ILLINOIS
County of DU PAGE

On AUGUST 28, 1996, before me the undersigned authority, personally appeared Thomas P. Edgeworth and Elaine E.Edgeworth, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 8-11-96

"OFFICIAL SEAL"
Michelle McGinnis
Notary Public, State of Illinois
My Commission Expires Aug. 11, 1997

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 192,900.00

Affiant

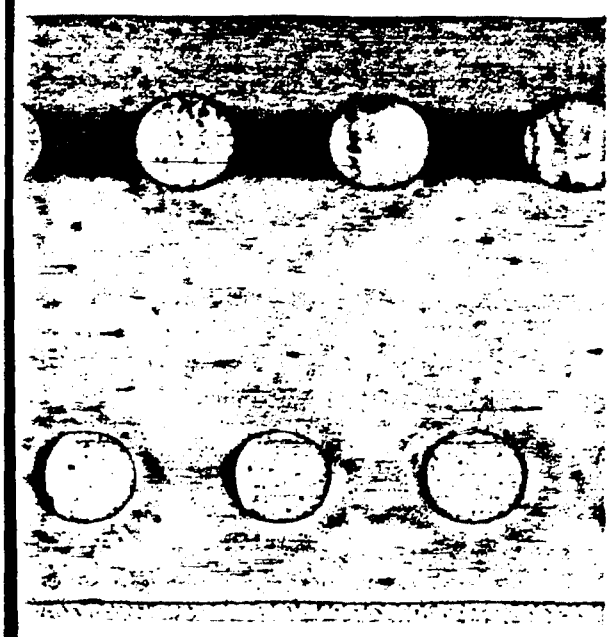
Sworn and subscribed before me on August 30, 19 96.

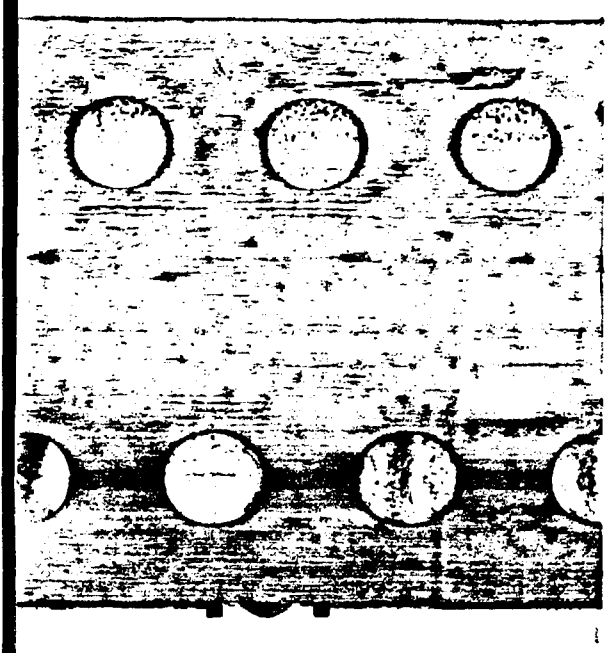
Notary Public

My Commission Expires: 11/22/96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4560 09/05 0101 03CHECK 722.73





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10179 PG 677

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	192900.00
			CON TX	713.73
			PRFEE	1.00
			WDEED	8.00
			TOTAL	722.73
			CHECK	722.73
09/05/96	01	10:30	0001	4560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221610
IDENTIF. # REFERENCE

96 SEP -5 AM 10:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027061