OWNER:
JOHN D. KAUL

_____

_____

SEND TAX BILLS TO:
John D. Kaul
2540 Edge O Lake Drive
Nashville, TN 37217

Map 71-11 Parcel 280

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
109 Castle Heights Avenue North
Lebanon, Tennessee 37087

MAT

BOOK 10293 PG 808

D E E D

FOR AND IN CONSIDERATION of the sum of Forty-Five Thousand Dollars ($45,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, **STEPHEN F. FLATT and wife, PATSI W. FLATT,** have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN D. KAUL,** his heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, and being Lot 57 on the Plan of Highland Trace, Section Two, of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Stephen F. Flatt and wife, Patsi W. Flatt, by deed from Leslie T. Sweeney and wife, Sadie S. Sweeney, dated September 15, 1995, and of record in Book 9797, Page 1, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **JOHN D. KAUL,** his heirs and assigns, in fee simple, forever.

WE COVENANT with said Grantee that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and

unencumbered, except as noted herein; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way, any and all matters shown on the plat of record at Plat Book 5200, Page 616, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION to be given with delivery of deed. BOOK 10296 PG 809

Property taxes for the year 1996 shall be prorated as of the date of this deed.

WITNESS OUR SIGNATURES hereto this 13th day of December, 1996.

Stephen F. Flatt
STEPHEN F. FLATT

Patsi W. Flatt
PATSI W. FLATT

By: Stephen F. Flatt
Stephen F. Flatt, Atty in Fact
pursuant to Power of Attorney of
record in Book 10296, pg 806

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, STEPHEN F. FLATT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of December, 1996.

GREGORY S. GILL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Gregory S. Gill
Notary Public

My commission expires: 12/12/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a notary public of the state and county aforesaid, STEPHEN F. FLATT, with whom I am personally acquainted, to me known to be the person who executed the within instrument on behalf of PATSI W. FLATT, and who acknowledged that he executed the same as the free act and deed of the said PATSI W. FLATT.

Witness my hand, at office, this 13th day of December, 1996.

Gregory S. Gill
Notary Public

GREGORY S. GILL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires: 12/12/99

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The actual consideration or value, whichever is greater, for this transfer is $45,000.00

X Stephen W Kaul
Affiant

Sworn to and subscribed to before me, this the 13th day of December, 1996.

Gregory S. Gill
Notary Public

GREGORY S. GILL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires: 12/12/99

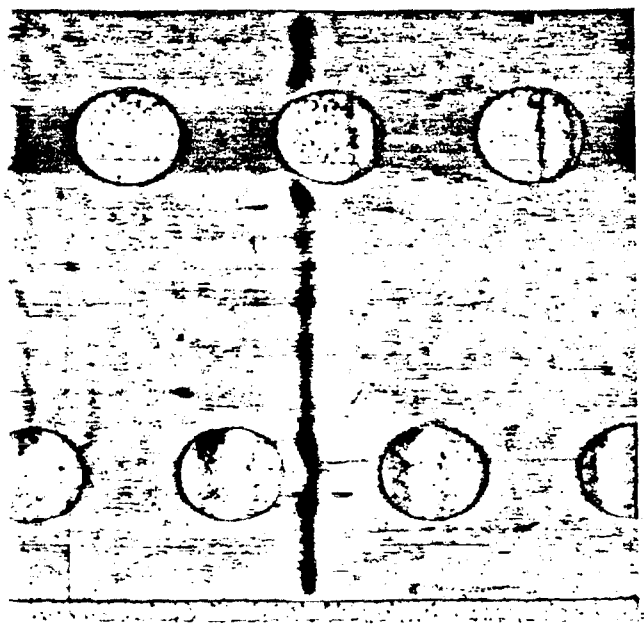
BOOK 1029 PG 810

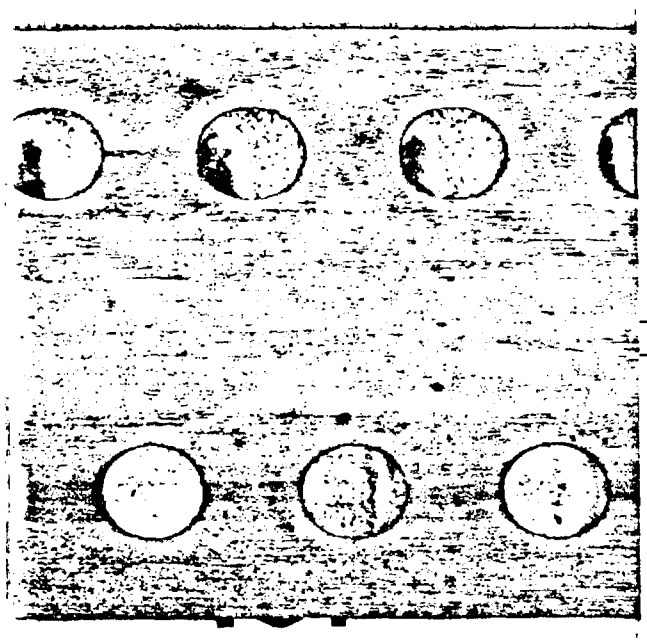
0257654
IDENTIF. ↑ REFERENCE

96 DEC 20 AM 8:37
REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

MAIL ENV.

7719 12/20 0101 03CHECK 1





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10296 PG 811

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	45000.00
			CON TX	166.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	179.50
			CHECK	179.50
12/20/96	01	08:37 0001	7719	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257654
IDENTIF. # REFERENCE

96 DEC 20 AM 8:38
DAVIDSON COUNTY, TN.

No. 1100304