OWNER:
JOHN D. KAUL

THIS INSTRUMENT PREPARED BY:

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

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

Map 71-11 Parcel 280

BOOK 10298 PG 817

D E E D

FOR AND IN CONSIDERATION of the sum of Fifty-Five Thousand Dollars ($55,000.00) 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 No. 34 on the Plan of Willow Creek Subdivision, Section II, of record in Plat Book 5200 at Page 630, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Stephen F. Flatt and wife, Patsi W. Flatt, by deed from Secretary of Housing and Urban Development, dated August 19, 1991, and of record in Book 8425, Page 360, 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 630, and any and all restrictions, existing roadways, easements and rights-of-way of record.

BOOK 10296 PG 818

POSSESSION to be given with delivery of deed.

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. Dill
Notary Public

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

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. Bell
Notary Public

My commission expires: 12/12/99

****

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00

X John W Flatt
Affiant

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

Gregory S. Bell
Notary Public

My commission expires: 12/12/99

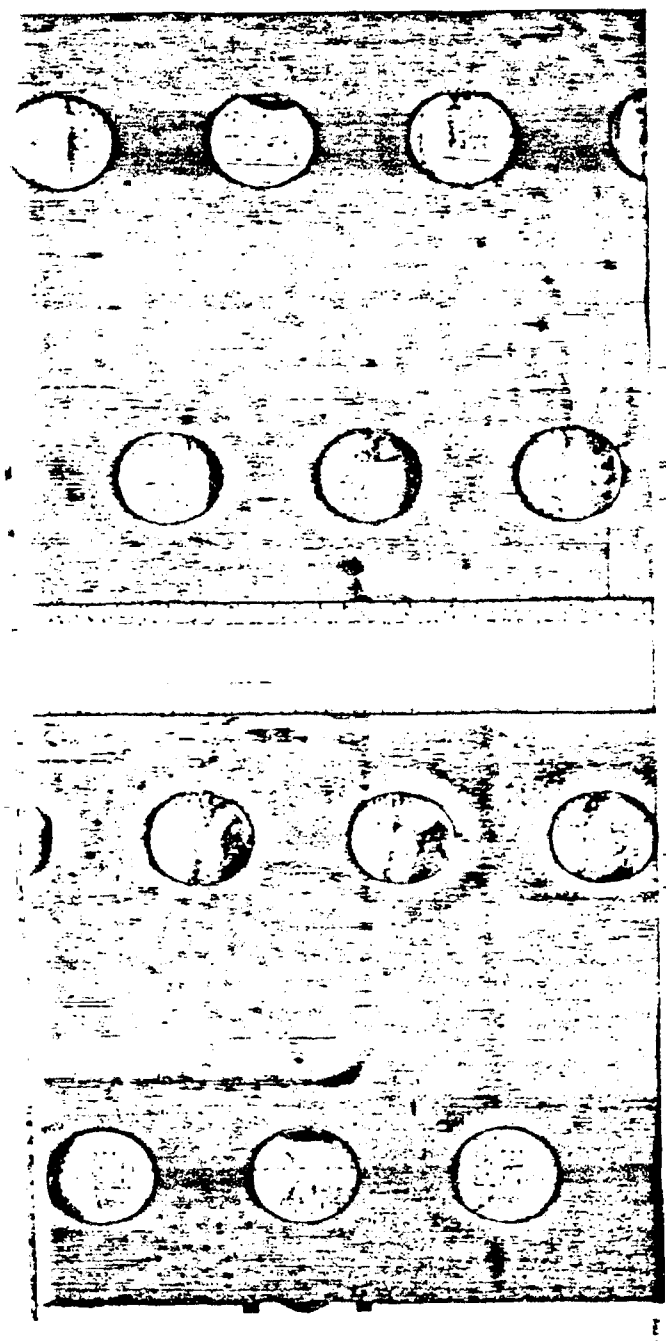
BOOK 10296 PG 819

0257656
IDENTIF. ↑ REFERENCE

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

MAILENV.

7721 12/20 0101 03CHECK 216



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

fee 10296.820

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	55000.00
			CON TX	203.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	216.50
			CHECK	216.50
12/20/96		01	08:38 0001	7721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257656
IDENTIF. # REFERENCE

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

No. 1100306