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

BOOK 10298 PG 826

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 No. 2 on the Plan of Barkfield Valley Estates, of record in Plat Book 5210, Page 370, 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 5210, Page 370, 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 827

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. Bell
Notary Public

My commission expires: 12/12/99

****

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

X [signature]
Affiant

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

Gregory S. Bell
Notary Public

My commission expires: 12/12/99

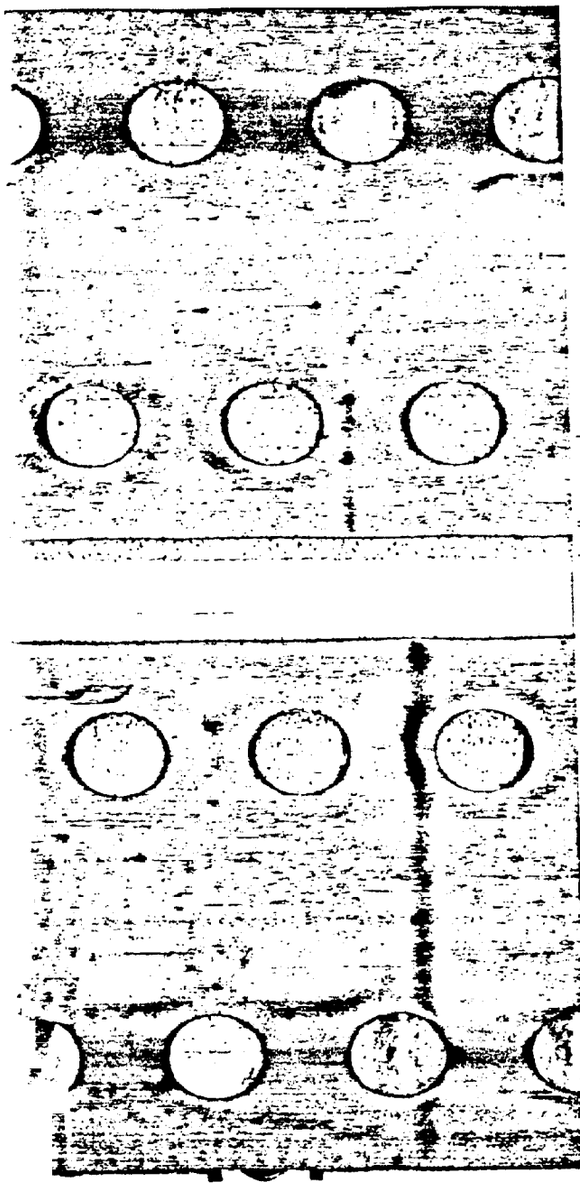
0257658
IDENTIFICATION REFERENCE

96 DEC 20 AM 8:39
DAVIDSON COUNTY, TN.

7723 12/20 0101 03CHECK

3

BOOK 10296 PG 828



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

RECEIVED OF _____

FOR _____

BOOK 10298 PG 829

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 179.50
				CHECK 179.50
12/20/96	01			08:39 0001 7723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257658
IDENTIF. REFERENCE

96 DEC 20 AM 8:39

DAVIDSON COUNTY, TN.

No. 1100308