File 14791 File Box 9B
(First Title & Escrow)

WARRANTY DEED

BOOK 10554 PG 563

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CASILDA HERMO-WEILER	NEW OWNER	Map 131-6-B
(NAME)	(NAME)	
605 Summerwind Circle		Parcel 44
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		F.B. 7DA92378
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, DR. MICHAEL D. TALBOT AND WIFE, CHRISTINA TALBOT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CASILDA HERMO-WEILER AND HUSBAND, THOMAS J. WEILER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, Tennessee, being Lot No. 70 on the Plan of Burton Hills Village of Summerwind Tract 12, as of record in Plat Book 6250, page 811 amended in Book 6778, page 709, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dr. Michael D. Talbot and wife, Christina Talbot by deed from Robert D. French of record in Book 9299, page 884, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1997 which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6778, page 510 amended in Book 6917, page 736, Book 6517, page 522 amended in Book 6778, page 532 and Book 6778, page 536; (3) Common area of record in Book 6917, page 708; (4) Charters of record in Book 6778, page 505 amended in Book 6921, page 212, Book 6517, page 505 amended in Book 6921, page 216, and Book 6517, page 511 amended in Book 6921, page 214; (5) Easement of record in Book 8189, page 724; (6) Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411 and Book 7147, page 416; and (7) All matters appearing on the plan of record in Plat Book 6250, page 811 amended in Book 6778, page 709, Register's Office for Davidson County, Tennessee.

97 AUG -4 AM 10:27
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

033475.

unimproved ( )
This is improved ( ) property, known as 605 Summerwind Circle, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of July, 19 97

Michael D Talbot
DR. MICHAEL D. TALBOT

CHRISTINA TALBOT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State 10554 pg 564
DR. MICHAEL D. TALBOT AND WIFE, CHRISTINA TALBOT

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of July, 19 97

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 313,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 97

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
DR. MICHAEL D. TALBOT AND WIFE,
CHRISTINA TALBOT

TO
CASILDA HERMO-WEILER AND
HUSBAND, THOMAS J. WEILER

2448 08/04 0101 02CHECK 1168-95

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10554 PG 565

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
313500.00
CON TX 1159.95
PRFEE 1.00
WDEED 8.00
TOTAL 1168.95
CHECK 1168.95

08/04/97 01 10:29 0001 2448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

033475
IDENTIFICATION REFERENCE

97 AUG -4 AM 10:27

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1182065