28B

97100029

BOOK 10689 PG 657

THIS INSTRUMENT PREPARED BY:
Leroy J. Ellis III, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER(S)
Roger W. Myers and wife,
Margaret M. Myers
2906 Sunset Drive
Nashville TN 37207

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBER:
060-07-0/133.00

97 NOV 19 PM 1:54
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03711439

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jean E. Trauernicht, a widow have this day bargained and sold, and do hereby transfer and convey unto the said Roger W. Myers and wife, Margaret M. Myers the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 66 on the Plan of Hillhurst Acres, Section V, of record in Book 2854, page 42, Register's Office for said County.

Said Lot No. 66 fronts 203 feet on the Northeasterly side of Sunset Drive and extends back 202.7 feet on the Northwesterly line and 280.9 feet on the Southeasterly line to a dead line in the rear, measuring 186.31 feet thereon.

Being the same property conveyed to Jean Elizabeth Winfrey Cunningham, a widow, by Deed from Mabel C. Jackson dated December 1, 1961, of record in Book 3312, page 311, Register's Office of Davidson County, Tennessee.

The said Jean Elizabeth Winfrey Cunningham later married Marshall Trauernicht and survived him as his widow upon his death in 1995.

Jean Elizabeth Winfrey Cunningham is the same person as Jean E. Trauernicht.

The above description is the same as in the last deed of record.

3418 11/19 0101 03CHECK 360.50

STATE OF Tennessee
COUNTY OF Davidson
Subscribed and sworn to before me this the 13th day of ~~October~~ Nov., 1997.

The actual consideration or value whichever is greater, for this transfer is $95,000.00.

Affiant

Notary Public

My Commission Expires: 6-24-01

Affix Seal

This is unimproved ( ) property known as 2906 Sunset Drive Nashville, TN. 37207 improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs, and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same in unencumbered, except for those encumbrances set forth hereinafter.

This conveyance is subject to all easements and restrictions of record , if any, and to 1997 property taxes, which are assumed by the Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of October, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

97100029

BOOK 10689 PG 658

This Deed is executed for Jean E. Trauernicht, a widow, by William R. Cunningham and A. Kathleen Winfrey, duly appointed attorneys-in-fact for Jean E. Trauernicht under General Durable Power of Attorney dated February 11, 1993, of record in Book 8865, page 240, Register's Office of Davidson County, Tennessee.

This Deed is executed, delivered and accepted in satisfaction of a certain Contract for Sale of Real Estate by and between the parties, of record in Book 10200, page 510, said Register's Office.

Jean E Trauernicht by William R Cunningham as her attorney-in-fac
Jean E. Trauernicht, by William R. Cunningham as her attorney-in-fact

Jean E Trauernicht by A. Kathleen Winfrey as her atty in fact
Jean E. Trauernicht, by A. Kathleen Winfrey, as her attorney-in-fact

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STATE OF: *Tennessee*
COUNTY OF: *Davidson*

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named William R. Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in behalf of Jean E. Trauernicht as the free act and deed of Jean E. Trauernicht for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 30th day of October, 1997.

Diane Ladd
Notary Public

My Commission expires: 1-2-01.

NOTARY PUBLIC AT LARGE SUMNER CO.

STATE OF: *Tennessee*
COUNTY OF: *Davidson*

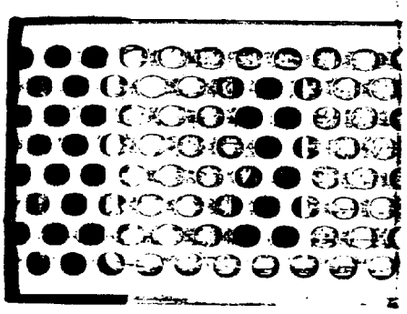
Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named A. Kathleen Winfrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in behalf of Jean E. Trauernicht as the free act and deed of Jean E. Trauernicht for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 13th day of November *1997.*

Shirley Robeson
Notary Public

My Commission expires: 6-24-01.

SHIRLEY ROBESON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.



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

RECEIVED OF _____

FOR _____

BOOK 10689 PG 659

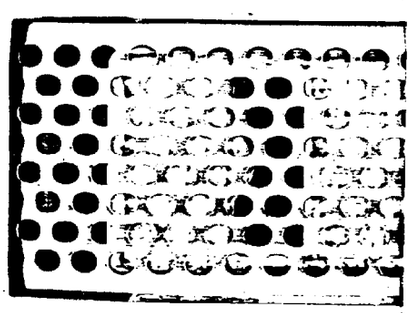
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

11/19/97 01 14:03 0001 3418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0371439
IDENTIF. REFERENCE

97 NOV 19 PM 1:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1222565