File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10722 PG 291

#15109

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD T. GERNERT, JR. (NAME)	NEW OWNER (NAME)	130-7
712 Westview Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	49
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BM2950

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, EUGENE W. FOWINKLE, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD T. GERNERT, JR. AND WIFE, ANNE M. GERNERT

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. 185-A and the northerly half of Lot No. 185-B on the resubdivision of parts of Royal Oaks Subdivision, as of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 185-A and the northerly half of Lot No. 185-B together front 150 feet on the easterly side of Westview Avenue and extends easterly along parallel lines 300 feet, more or less, to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Eugene W. Fowinkle by deed from Robert R. West and wife, Gudrun West of record in Book 6322, page 574, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 974, pages 4 and 5, said Register's Office.

Ruby Y. Fowinkle, spouse of Eugene W. Fowinkle, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Eugene W. Fowinkle.

1575 12/16 0101 03CHECK 2016.25

unimproved ( )
This is improved (XX) property, known as 712 Westview Avenue, Nashville, Tennessee 37205

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 10th day of December, 19 97

EUGENE W. FOWINKLE

Ruby Y. Fowinkle
RUBY Y. FOWINKLE

STATE OF TENNESSEE BOOK 10722 PG 292
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENE W. FOWINKLE AND WIFE, RUBY Y. FOWINKLE 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 10th day of December, 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 _____

0380521
IDENTIF. ← REFERENCE

97 DEC 16 AM 10:38
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Anne M. Gernert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

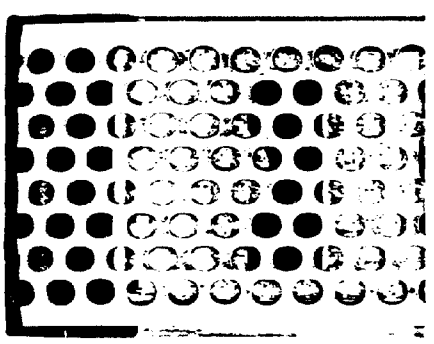
EUGENE W. FOWINKLE

TO

RICHARD T. GERNERT, JR. AND WIFE, ANNE M. GERNERT

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 10722 PG 293

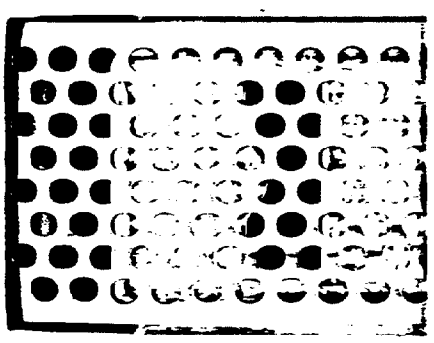
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
542500.00
CON TX 2007.25
PRFEE 1.00
WDEED 8.00
TOTAL 2016.25
CHECK 2016.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/16/97 01 10144 0001 1575



0380521

IDENTIF. ← REFERENCE

97 DEC 16 AM 10:39

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

No. 1232331