BOOK 10757 PG 776

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 19 98.

Notary Public

MY COMMISSION EXPIRES: 6/12/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Bohrmann, Jr. (NAME)	William H. Bohrmann, Jr. (NAME)	176-2-80
5300 Flagstone Drive (ADDRESS)	5140 Grand Oak Way ~~5300 Flagstone Drive~~ (ADDRESS)	02d-78668
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 ~~Antioch, TN 37013~~ (CITY) (STATE) (ZIP)	

FOR AND 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, WE, A. Wayne Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Bohrmann, Jr. and wife, Amy P. Bohrmann

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 242, on the Plan of SECTION 19, PEPPERTREE FOREST, of record in Plat Book 7900, page 783, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to A. Wayne Duke, by deed from Kathy Sue Lopez, unmarried, as shown of record in Deed Book 10271, page 855, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants as shown of record in Deed Book 7982 ,page 736, and Deed Book 8757, page 607, Register's Office for Rutherford County, Tennessee. This conveyance is also subject to By-Laws of record in Deed Book 8757, page 623, Register's Office for Rutherford County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This property is not, nor ever has been, the primary residence of the grantor.

unimproved ( )
This is improved (X) property, known as 5300 Flagstone Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 13th day of January 19 98

A. Wayne Duke

BOOK 10757 PG 777

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. Wayne Duke

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 13th day of January 19 98.

Commission expires 6/12/99 Lynda L. King
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

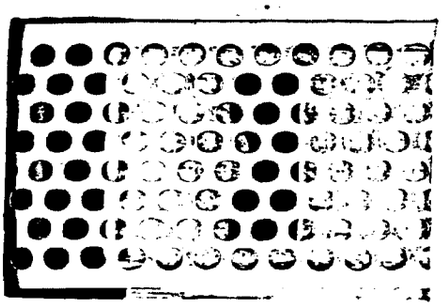
_____
Notary Public

0390191
IDENTIF. & REFERENCE

98 JAN 14 PM 2:09

REGISTER
DAVIDSON COUNTY, TN.

2102 01/14 0101 03CHECK 341.63



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

RECEIVED OF _____

FOR _____

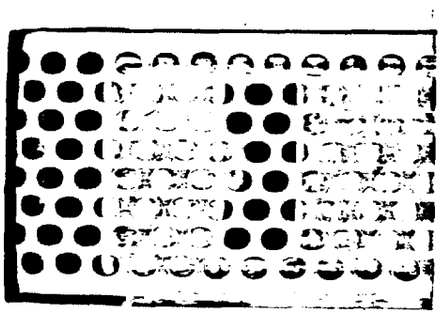
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	89900.00
CON TX	332.63
PRFEE	1.00
WDEED	8.00
TOTAL	341.63
CHECK	341.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 2102



0390191
IDENTIF. & REFERENCE

JAN 14 PM 2:10
REGISTER
DAVIDSON COUNTY, TN.

No. 1242748