BOOK 10760 PG 63

18-B

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

98 JAN 16 PM 2:22

0390869

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:

E.D. KILGROW AND WIFE
BETTYE H. KILGROW
3123 Windemere Cir.
Nashville, TN 37214

MAP AND PARCEL NO:

MAP 84-8, PART OF PARCEL 80.02

SEND TAX BILLS TO:

SAME

The actual consideration or value, whichever is greater, for this transfer, is $7,500.00, this 13th day of January, 1998

E.D. Kilgrow Bettye H. Kilgrow
AFFIANT

Sworn to and subscribed before me this 13 day of JAN, 1998.

NOTARY PUBLIC

My commission expires: My Commission Expires Jan. 13, 1999

BRIDGET L. BEHNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, GEORGE L. MICHAUD, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said E.D. KILGROW AND WIFE, BETTYE H. KILGROW, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as a the southwesterly portion of Lot No. 2 on the Plan of the Resubdivision of Addition to Section 6, Lincoya Hills, of record in Book 8250, page 711, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY hand and seal on this the 13th day of January, 1998.

GEORGE L. MICHAUD
Signature of Seller

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE L. MICHAUD, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 13 day of Jan, 1998.

notary public

My commission expires: My Commission Expires [illegible]

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

2843 01/16 0101 03CHECK 40.75

EXHIBIT 'A'

A triangular-shaped parcel of land lying between the easterly lot line of Lot No. 1 and the westerly side of the original lot line as shown on the Plan of the Resubdivision of Addition to Section 6 Lincoya Hills, of record in Book 8250, page 711, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to George L. Michaud by Quitclaim Deed from Lloyd E. Lindroth, of record in Book 7317, page 746, Register's Office for Davidson County, Tennessee.

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 7500.00
CON TX 27.75
PRFEE 1.00
TDEED 12.00
[illegible] [illegible]
TDEED 12.00-
WDEED 12.00
TOTAL 40.75
CHECK 40.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/16/98 01 14:29 0001 2643

0390869
IDENTIF. # REFERENCE

98 JAN 16 PM 2:22
REGISTER
DAVIDSON COUNTY, TN.

No.1243473