Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1081

WARRANTY DEED

BOOK 10798 PG 463

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eunice W. Gerth, a widow,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terence E. Komp, and wife Sherry Male Komp**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 15 on the Plan of Section I, Seven Hills, as of record in Book 2133, Page 81, and page 82, Register's Office for said County.

Said Lot No. 15 fronts 205.7 feet on the west side of Benton Smith Road and runs back between lines, 360 feet on the south line, and 389 feet on the north line which is a broken line to a dead line in the rear on which it measures 76 feet.

Being the same property conveyed to Vernon W. Gerth and wife, Eunice W. Gerth by deed of record in Book 2401, Page 617, Register's Office for said County, Vernon W. Gerth, having since died.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

98FEB18 PM 1:22

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IDENTIF. & REFERENCE

This is improved property, known as: 4607 Benton Smith Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenants with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 16th day of February, 1998

Eunice W. Gerth

Eunice W. Gerth

State of Tennessee)
County of Davidson)

BOOK 10798 PG 464

On this the 16th day of February, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Eunice W. Gerth**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-01

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$248,900.00**.

Terence E. Komp
Affiant

Sworn and subscribed before me on this the 16th day of February, 1998.

Notary Public

My Commission Expires: 9-29-01

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Terence E. Komp	Franklin American Mortgage	131-11-56
4607 Benton Smith Road	214 Overlook Court, Ste. 150	
Nashville, TN 37215	Brentwood, TN 37027	

4686 02/18/98 10:01 03CHECK 929

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

RECEIVED OF _____

FOR _____

BOOK 10798 PG 465

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
248900.00
CON TX 920.93
PRFEE 1.00
WDEED 8.00
TOTAL 929.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 929.93

02/18/98 01 13:21 0001 4686

0401879
IDENTIF. & REFERENCE

98 FEB 18 PM 1:22

REGISTER
DAVIDSON COUNTY, TN

No. 1255189