BOOK 10861 PG 112

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Bourbon
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,500.00

David K Sigler Amanda Sigler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 19 98

Mary Lou Lowell
Notary Public

MY COMMISSION EXPIRES: 3/3/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric H. Avery (NAME)	Eric H. & Billie Alexander Avery (NAME)	MAP 112
2.10 acres, Old Charlotte Pike (ADDRESS)	8733 Old Charlotte Pike (ADDRESS)	PARCEL 86
Pegram, Tennessee 37143 (CITY) (STATE) (ZIP)	Pegram, Tennessee 37143 (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, David K. Sigler and wife, Amanda Sigler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric H. Avery and wife, Billie Alexander Avery

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. 1 on the Plan of Sigler Avery Subdivision of record in Plat Book 9700, page 583, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to David K. Sigler, an unmarried person, by deed from Jay L. Smallzman and wife, Suzanne K. Smallzman as of record in Book 7907, page 364, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 9700, page 583, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

MAIL ENV.

98 MAR 31 AM 9:15
FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 04 18 7 18

unimproved ( )
This is improved (X) property, known as 2.10 acres, Old Charlotte Pike, Pegram, Tennessee 37143
(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 our hand s this 23rd day of March 19 98

David K Sigler
David K. Sigler

Amanda Sigler
Amanda Sigler

BOOK 10861 PG 113

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Bourbon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David K. Sigler and wife, Amanda Sigler

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Franklin~~ Kentucky ~~TENNESSEE~~ this 23rd day of March 19 98.

Commission expires March 8, 2001

Mary Lou Luminal
Notary Public

STATE OF TENNESSEE
COUNTY OF

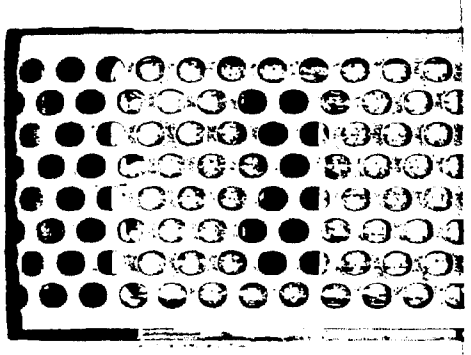
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

2816 03/31 0101 03CHECK 77.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

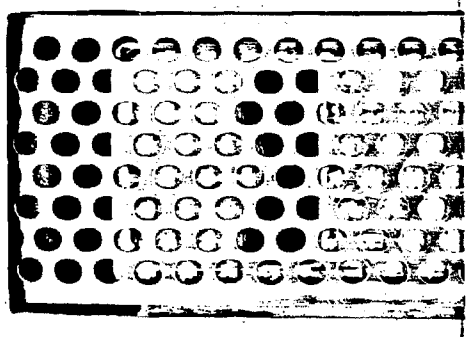
RECEIVED OF _____

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 18500.00
MOR TX 68.45
ERR CO
MOR TX 68.45-
CON TX 68.45
PRFEE 1.00
[illegible] 8.00
TOTAL 77.45
CHECK 77.45

03/31/98 01 09:17 0001 2816

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04187118

IDENTIF. ↑ REFERENCE

98 MAR 31 AM 9:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1273085