BOOK 10876 PG 985

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF April 98

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV 27 1999

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry A. Sauer III (NAME)	SUNTRUST BANK, NASHVILLE, N.A. (NAME)	MAP 104.15
2708 Westwood Avenue (ADDRESS)	P. O. Box 305110/7th Floor (ADDRESS)	PARCEL 297
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Robert Walter Knestrick and wife, Adrienne P. Knestrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry A. Sauer III and wife, Mary Kessler Sauer

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 the easterly 50 feet of the southerly one-half of Lot No. 34 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said portion of Lot No. 34 fronts 50 feet on the northerly margin of Westwood Avenue and extends back between parallel lines a distance of 192 feet to a dead line in the rear.

Being the same property conveyed to Robert Walter Knestrick by deed from Ronald J. Reisz and wife, Cynthia Y. Reisz dated May 27, 1993 of record in Book 8963, Page 625, Register's Office for Davidson County, Tennessee.

Adrienne Knestrick herein joins to convey any and all rights and interests she may have, if any.

This conveyance subject to taxes for 1998 and subsequent years, restrictions, and easements of record.

unimproved ( )
This is improved (X) property, known as 2708 Westwood Avenue, Nashville, Tennessee 37212
(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 3rd day of April 19 98

Robert Walter Knestrick

Adrienne P. Knestrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Walter Knestrick and wife, Adrienne P. Knestrick

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 Brentwood, Tennessee, this 3rd day of April 19 98.

Commission expires _____

Joyce Jordan
Notary Public

JOYCE JORDAN
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 27 1999

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, executed 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

0422843
IDENTIFICATION REFERENCE

98 APR -7 PM 2:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7164 04/07 0101 03CHECK 856.50

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

RECEIVED OF _____

FOR _____

BOOK 10876 PG 987

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	
	229000.00
CON TX	847.30
PRFEE	1.00
WDEED	8.00
TOTAL	856.30
CHECK	856.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/07/98 01 14:00:00001 7164

042284 3
IDENTIF. & REFERENCE

98 APR -7 PM 2:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1277399