Bk 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 10880 PG 700
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

William A. Lenhard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/31/98.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Lenhard	Volunteer Trust Company	163-01-45
(NAME)	(NAME)	
4116 Highlander Court	1501 Hatcher Lane, P.O. Box 995	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbia, Tennessee 38402	
(CITY) (STATE) (ZIP)	(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, **DAN DUER D/B/A DAN DUER, BUILDER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM A. LENHARD AND WIFE SALLY ANN LENHARD** 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. 46 on the Plan of Hickory Highland Place Phase 1 of record in Plat Book 9700, Page 189, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Dan Duer d/b/a Dan Duer, Builder by deed of record in Book 10221, Page 946, Register's Office for Davidson County, Tennessee.

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

This is improved (X) property, known as 4116 Highlander Court, 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 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 hands this 31st day of March, 1998.

Dan Duer d/b/a Dan Duer, Builder
By: Dan Duer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Dan Duer bargainor(s), 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 Nashville, TN, this 31ST day of March, 1998.

Commission Expires: _____

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
My Commission Expires Oct. 9, 1999

Lori Holloway
Notary Public

0423819

IDENTIF. ↑ REFERENCE

98 APR -9 AM 10:47

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2250 04/09 0101 03CHECK 591.75

BOOK 10880 PG 701

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

RECEIVED OF _____

FOR _____

BOOK 10880 PG 702

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	157500.00
			CON TX	582.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	591.75
			CHECK	591.75
04/09/98	01		10:48 0001	2250

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423819
IDENTIF. # REFERENCE

98 APR -9 AM 10:47

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1278431