BOOK 11116 PAGE 807 BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 1998

Notary Public

MY COMMISSION EXPIRES: 3/22/2001
(AFFIX SEAL)

NOTARY PUBLIC WESTERN WILLIAMSON COUNTY, TN AT LARGE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifton K. Kaiser (NAME)	PHH Mortgage Services (NAME)	146-11-29
612 Crieve Road (ADDRESS)	6000 Atrium Way (ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (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, Ronald L. Bargatze and Ronald L. Bargatze, Constance Faye Bargatze and Nancy B. Capps, as the surviving heirs at law and beneficiaries of Christine T. * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifton K. Kaiser and wife, Karen S. Kaiser

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. 56 on the Plan of Section One, Revised, Crieve Hall Estates, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald L. Bargatze and Christine Bargatze, both unmarried, by deed from Donald L. Scholes and wife, Elaine B. Scholes of record in Book 8554, page 356, Register's Office for Davidson County, Tennessee. The said Christine Bargatze having since died and her interest in subject property vested in Ronald L. Bargatze, Constance Faye Bargatze and Nancy B. Capps, as her surviving heirs at law.

ENCUMBERED AS FOLLOWS:
Davidson County taxes for the year 1998 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.
Map and Parcel 146-11-29

All matters appearing on the Plan of Section One, Revised, Crieve Hall Estates

CONTINUED

unimproved ( )
This is improved (X) property, known as 612 Crieve Road, Nashville, Tennessee 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Bargatze, deceased.; and Wendy L. Bargatze, joins for the purpose of conveying spousal interest

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 & seal this 15th day of September 19 98

Ronald L. Bargatze

Nancy B. Capps by Ronald L. Bargatze
Nancy B. Capps
By: Ronald L. Bargatze, Attorney-in-fact

Constance Faye Bargatze by Ronald L. Bargatze
Constance Faye Bargatze
By: Ronald L. Bargatze, Attorney-in-fact

Wendy L. Bargatze by Ronald L. Bargatze
Wendy L. Bargatze

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 Ronald L. Bargatze and wife, Wendy L. Bargatze

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the Y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 15th day of September 19 98.

Commission expires 9-11-2001

Russell J. McCann
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Ronald L. Bargatze, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Constance Faye Bargatze and who acknowledged that she executed the same as the free act and deed of the said Constance Faye Bargatze, by virtue of the Power of Attorney, duly executed by the said Constance Fay Bargatze and appearing of record in Book 11116, page 801, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, at Nashville, Tennessee, this 15th day of September, 1998.

Notary Public
Russell J. McCann

My Commission Expires:

9-11-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Ronald L. Bargatze, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Nancy B. Capps and who acknowledged that she executed the same as the free act and deed of the said Nancy B. Capps, by virtue of the Power of Attorney, duly executed by the said Nancy B. Capps and appearing of record in Book 11116, page 805, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, at Nashville, Tennessee, this 15th day of September, 1998.

Notary Public
Russell J. McCann

My Commission Expires:

9-11-2001

LEGAL DESCRIPTION CONTINUATION

of record in Book 1835, pages 122, 123 and 124, Register's Office for Davidson County, Tennessee.

98 SEP 17 PM 3:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0489065
IDENTIFICATION REFERENCE

2100 09/17/1998 03CHECK 584.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11116 PAGE 809

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 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 584.50
CHECK 584.50

09/17/98 01 15:55 0001 2100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0489065
IDENTIF. & REFERENCE

98 SEP 17 PM 3:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 134747