File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 11236 PAGE 939

#16117

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SARAH M. HEUER	FIRST AMERICAN NATIONAL BANK	117-7-J
(NAME)	(NAME)	
2053 Lombardy Avenue	First American Center	20.00 co
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37215	Nashville, Tennessee 37237	7DA92599
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, HOLLY SCHAK, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARAH M. HEUER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 2053, together with the allocated parking space No. P-5 interest in the common elements of Kingsbridge Condominiums, a horizontal property regime established by Master Deed and by-laws of record in Book 7105, page 777, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Stephen D. Keller and wife, Holly S. Keller by deed from John Barlow Jarvis, unmarried of record in Book 9654, page 385, said Register's Office. Stephen D. Keller and wife, Holly S. Keller have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 96D-617, dated May 10, 1996. Holly S. Keller was restored to her maiden name of Schak in said decree, Stephen D. Keller has conveyed his interest in said property to Holly S. Keller, now known as Holly Schak by Quitclaim Deed of record in Book 10048, Page 259, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Restriction of record in Book 1109, Page 353, amended in Book 1133, Page 85, Book 7105, Page 777, amended in Book 7457, Page 15, and in Book 9539, Page 564; (2) Easements of record in Book 1108, Page 76; (3) Charter of Incorporation in Book 7182, Pages 216 and 221, amended in Book 7817, Page 947 and in Book 7912, Page 543; and (4) Storm Water Detention Agreement of record in Book 6763, Page 357, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 2053 Lombardy Avenue, Nashville, Tn 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of November, 19 98

Holly Schak
HOLLY SCHAK

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLLY SCHAK, UNMARRIED

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of November, 19 98

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

0520797
IDENTIF. ↑ REFERENCE

98 DEC -4 AM 10:07
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,900.00

Sarah M. Heuer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 19 98.

MY COMMISSION EXPIRES 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM HOLLY SCHAK, UNMARRIED

TO SARAH M. HEUER, UNMARRIED

5754 12/04 0101 CKCHECK 591.53

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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
			AMT	
				156900.00
			CON TX	580.53
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	591.53
			CHECK	591.53
12/04/98	01		10:08 0001	5754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520797
IDENTIF. # REFERENCE

98 DEC -4 AM 10:07
BILL GANDY REGISTER
DAVIDSON COUNTY, TN.

No. 1380761