PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Box 43

W & I Ref: (gj) Title No: 40559
Dav. Co. File: Box 8

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ADDRESS NEW OWNER:

Jeffrey R. Kohl
Mariam M. Kohl
7205 River Junction Drive
Nashville, Tennessee 37221

RESPONSIBLE FOR TAX PAYMENT:

THE COMMUNITY BANK OF BRENTWOOD
5210 Maryland Way
Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 155-3-23-34

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 214500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric T. Grasman and spouse, Pamela L. Grasman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey R. Kohl and spouse, Mariam M. Kohl,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 34 on the plan of River Park Estates, of record in Book 6250, pages 658, 659, as corrected in Book 6785, page 427 and amended in Book 6830, page 806, said Register's Office.

SAID Lot No. 34 fronts 95.0 feet on the southerly margin of River Junction Drive and extends back 130.00 feet on the easterly line and 123.25 feet on the westerly line to a dead line in the rear, measuring 87.42 feet thereon.

BEING the same property conveyed to Eric T. Grasman and wife, Pamela Grasman and Ria Grasman, as joint tenants with right of survivorship by deed from John Steven Jones and wife, Hilda R. Jones of record in Book 8949, page 266, said Register's Office. Ria Grasman has since conveyed all of her interest in subject property to Eric T. Grasman and wife, Pamela Grasman by quitclaim deed of record in Book 10302, page 19, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 658 and 659, as corrected in Book 6785, page 427 and amended in Book 6830, page 806, said Register's Office, shows an owner's certificate, a 20 foot minimum building setback line from River Junction Drive and a 5 foot minimum building setback line from the rear and side lines and a 10 foot easement for public utility and drainage purposes along the easterly line of said lot, with an 8 inch sewer line located along said easterly line. The Declaration of Covenants, Conditions and Restrictions of record in Book 6672, page 600, Book 7155, page 844, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7205 River Junction Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of December, 1998.

Eric T. Grasman

Pamela L. Grasman

State of Tennessee
County of Davidson

On this 28th day of December, 1998, before me the undersigned authority, personally appeared **Eric T. Grasman** and **Pamela L. Grasman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

Notary Public

98 FEB -9 AM 10:53
REGISTER
DAVIDSON COUNTY, TN.

0547088
IDENTIFICATION REFERENCE

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 214500.00

Affiant

Sworn and subscribed before me on the 28th day of December, 1998.

My Commission Expires: 5/26/2002

Notary Public

02/09 0101 03CHECK 804.65
2776

A. G.
DAVIDSON COUNTY
My Commission Expires MAY 26, 2002

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05470088

IDENTIF. & REFERENCE

99FEB-9 AM 10:53

REGISTER
DAVIDSON COUNTY, TN.

CAMT

214500.00

CON TX	793.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	804.65
CHECK	804.65

02/09/99 01 10:52 0001 3779

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423075