THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:

GEORGE L. MICHAUD, UNMARRIED
3125 WILDEMERE CIR
NASHVILLE, TN 37214

MAP AND PARCEL NO:

MAP 84-8, PART OF PARCEL 123

SEND TAX BILLS TO:

SAME

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The actual consideration or value, whichever is greater, for this transfer, is $1,000.00, this 13 day of Jan, 1998.

AFFIANT

Sworn to and subscribed before me this 13 day of Jan, 1998.

NOTARY PUBLIC

My commission expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, E.D. KILGROW AND WIFE, BETTYE H. KILGROW, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said GEORGE L. MICHAUD, UNMARRIED, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as the northeasterly portion of Lot No. 1 on the Plan of the Resubdivision of Addition to Section 6, Lincoya Hills, of record in Book 8250, page 711, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, We covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

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WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR hands and seals on this the 13 day of Jan -, 1998 EDK

E. D. Kilgrow
E.D. KILGROW
Signature of Seller

Bettye H. Kilgrow
BETTYE H. KILGROW
Signature of Seller

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E.D. KILGROW AND WIFE, BETTYE H. KILGROW, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 13 day of Jan, 1998

notary public

My commission expires:

EXHIBIT 'A'

A triangular-shaped parcel of land lying between the westerly lot line of Lot No. 2 and the easterly side of the original lot line as shown on the Plan of the Resubdivision of Addition to Section 6 Lincoya Hills, of record in Book 8250, page 711, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to E.D. KILGROW AND WIFE, BETTYE H. KILGROW, by Deed of record in Book 4461, page 717, Register's Office for Davidson County, Tennessee.

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EXHIBIT 'B'

1. Real property taxes for 1998 and all future years.

2. All matters as set forth on the Plan of record in Plat Book 8250, page 711, said Register's Office.

3. Any and all other restrictions and easements of record in the Register's Office for Davidson County, Tennessee.

98063982O
MAIL TO REFERENCE
98 SEP 27 PM 1:18
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
2692 09/27 0101 03CHECK 18.70

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

0639820

JOINT REFERENCE

99 SEP 27 PM 1:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	1000.00
MOR TX	3.70
ERR	CO
MOR TX	3.70-
CON TX	3.70
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	18.70
CHECK	18.70

09/27/99 01 13:21 0001 2692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520612