Prepared by Rick M. Johnson
95 White Bridge Rd. Suite 407
Nashville, Tennessee 37205

BOOK 5035 PAGE 254

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Otto Kruse, Et ux	SAME	117-2-61
(NAME) 5017 New Natchez Trace	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	7DA-22850
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of THIRTY-SIX THOUSAND AND NO/100 ($36,000.00) Dollars, Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations the receipt of which is hereby acknowledged,

We, Craig L. Sprinkle and wife, Ruth A. Sprinkle have this day bargained and sold, and do hereby transfer and convey unto the said Otto Kruse and wife, Ruth Kruse their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 9 of Block 5, on the Plan of Stokes Tract, as of record in Book 974, page 24, Register's Office for said County.

Said Lot No. 9 fronts 80 feet on the northwesterly side of Natchez Trace and extends back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Craig L. Sprinkle and wife, Ruth A. Sprinkle, by deed from Mary Catherine McNulty, as of record in Book 4850 page 720, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this tranefer is $ 36,000.00

Subscribed and sworn to before me, this the 15th day of June 19 76

Affiant

My commission expires: 7-30-79 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 5017 Natchez Trace, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Otto Kruse and wife, Ruth Kruse their (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.

We further covenant and bind ourselves; our heirs and representatives, to warrant and forever defend the title to said real estate to said Otto Kruse and wife, Ruth Kruse their (successors), heirs and assigns, against the lawful claims of all persons.

Witness Our hand S this 15th day of June, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Craig L. Sprinkle

X Ruth A. Sprinkle

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, Craig L. Sprinkle and wife, Ruth A. Sprinkle the within named bargainors, with whom I am personally acquainted, and who acknowledged that They executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee this 15th day of June, 1976.

Rick M. Johnson
Notary Public

Commission expires 7-30-79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

JUN 15 76	CONV	36,000.00			
JUN 15 76 S'TAX			B*	93.60	
JUN 15 76 PR'FEE			B*	.50	
JUN 15 76	W'DEED		B*	4.00	* 98.10

D 53770

IDENTIF. REFERENCE

JUN 15 11 59 AM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
SPRINKLE, ET UX

TO
KRUSE, ET UX

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238