This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville,. Tennessee 37238

BOOK 5393 PAGE 842
5393 - 842

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frederick R. Kraus	First Tennessee Bank N. A. Memphis	104-11-250
(NAME)	(NAME)	
2511 Barton Ave.	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37212	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Frederick R. Kraus and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Joe M. Boyd and wife, Janeice Faye Boyd

have this day bargained and sold, and do hereby transfer and convey unto the said Frederick R. Kraus

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 61 on the Map of Bransford Realty Company Subdivision, of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for said County.
Said part of Lot No. 61 fronts 60 feet on the southerly side of Barton Avenue and runs back between parallel lines 150 feet.

Being the same property conveyed to Joe M. Boyd, by deed from C. Wade Wilkes, of record in Book 5093, page 976, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 4250.00
Subscribed and sworn to before me, this the 7th day of February 19 79
Affiant
My commission expires: _____ (Affix Seal)
Notary Public

NOTARY PUBLIC ESSEX COUNTY NEW JERSEY

unimproved ( )
This is improved (X) property, known as 2511 Barton Avenue, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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., except for 1979 taxes which are prorated and assumed by the purchasers.

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

Whenever 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 hands this 7th *day of* February, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe M. Boyd
Joe M. Boyd

Janeice Faye Boyd
Janeice Faye Boyd

BOOK 5393 PAGE 843
843

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Joe M. Boyd and wife, Janeice Faye Boyd

*the within named bargainor*s, *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, *Tennessee,*
this 7th *day of* February, *19*79

MARY ENSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mary Ensey
Notary Public

Commission expires 4/21/80

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 .....

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CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED B 235-908

FROM
Joe M. Boyd and wife, Janeice Faye Boyd

TO
Frederice R. Kraus

F. 1-3449

IDENTIF. REFERENCE

FEB 9 12 24 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627