4751 08/16 491.40- CHECK

BOOK 5483 PAGE 380 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 19 79

Notary Public

MY COMMISSION EXPIRES: 4/17/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. Kruse (NAME)	Commerce Union Bank (NAME)	129-7
134 Vaughn's Gap Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 2546 (STREET ADDRESS)	7
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	80Z-75955

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, WE, Irvin L. Small and wife Beverly K. Small

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael B. Kruse and wife Mary Jean Kruse

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 61 on the Plan of Section I, West Meade Farms, Inc., as of record in Book 1424, page 47, Register's Office for said County, as follows:

Beginning at a point in the northerly margin of Vaughn's Gap Road at the common corner of Lots Nos. 61 and 62, thence along the line between said lots, North 17 deg. 05 min. East 672 feet to a point in the rear line of Lot No. 50, thence along the line between Lots Nos. 50 and 61, South 54 deg. 41 min. East 55.6 feet to the corner of Lots Nos. 50 and 51, thence along the line between Lots No. 51 and 53, and 61 South 54 deg. 41 min. East 529.7 feet, thence South 35 deg. 15 min. East 120.3 feet to the corner of Lots Nos. 60 and 61, thence with the line between said Lots, South 54 deg. 53 min. West 606.2 feet to a point in the easterly margin of Vaughn's Gap Road, thence with the margin of the same, in a northwesterly direction 35.2 feet to a monument, thence with a curve around the margin of said road, westerly 216.9 feet to a monument and continuing westerly with said road 53.4 feet to the beginning.

Being the same property conveyed to Irvin L. Small and wife, Beverly K. Small, by deed from George Gianikas and wife, Mary Ellen Gianikas, of record in Book 2813, page 213, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 134 Vaughn's Gap Road (House Number) (Street) Nashville, TN 37205 (P. O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 8TH day of AUGUST, 19 79

X Irvin L. Small

Irvin L. Small

Beverly K. Small

Beverly K. Small

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irvin L. Small and wife Beverly K. Small

the bargainor, 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 8TH day of AUGUST, 19 79

Commission expires ~~My Commission Expires August 15, 1979~~

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Irvin L. Small

TO
Michael B. Kruse

F 46655

IDENTIF. REFERENCE

Aug 16 2 00 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F/E Box 11

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5483 PAGE 382

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

18650.00- CO
484.90 CO TX
.50 PRFEE
6.00 WDEED
CHECK 491.40-
4751A08/16/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-46655

IDENTIF. REFERENCE

AUG 16 2 00 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 705242