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

WARRANTY DEED

BOOK 5585 PAGE 411

ADDRESS NEW OWNER (S), AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Otto Kruse and wife, Ruth Kruse	SAME	144-4-17
(NAME)	(NAME)	
5623 Hillsboro Rd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(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 Otto Kruse and wife, Ruth Kruse and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Marquette Company, a foreign corporation

have this day bargained and sold, and do hereby transfer and convey unto the said Otto Kruse and wife, Ruth Kruse

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

Land in the 7th Civil District of Davidson County, Tennessee, being a part of Lot No. 6 on the Map of Guilford Dudley's Property, not of record, and described according to a copy of a survey thereof made by Yokley and Waggoner, Engineers, November 5, 1953, as follows:
Beginning at a point in the westerly margin of Hillsboro Road at the south-east corner of this tract in the line of the subdivision known as Tyne Meade Section III, as shown on the Plan of record in Book 1424, page 14, Register's Office for said County; thence with the line of said subdivision north 86 deg. 42' west 519.1 feet to a point in the east line of Lot No. 1 of Block "N" on the Map of said Tyne Meade Section III; thence with the line of said lot, north 4 deg. 07' east 50 feet to a point in the line of the land conveyed to Charles A. Yancy by deed from Elsie L. Houston, of record in Book 2033, page 401; thence along the Yancy's southerly line as conveyed in said deed and in the deed of record in Book 2485, page 383, South 85 deg. 33' east 66 feet to a point; thence north 4 deg. 23' east along Yancy's east line 428.2 feet to an iron pin in Houston's line; thence with Houston's line south 69 deg. 08' east 607.9 feet to the westerly margin of Hillsboro Road; thence with the margin of the same, southerly along a slight curve 322.7 feet to the point of beginning.

Being the same property conveyed to Marquette Company, a foreign corporation by deed from Ira P. Barsky and wife, Elfreda M. Barsky, of record in Book 5505, page 314, said Register's Office.
This conveyance is subject to rights and easements with reference to water * Cont. on back page

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 235,000.00
Subscribed and sworn to before me, this the 31st day of March 19 80
Affiant
My commission expires: 4/21/80 (Affix Seal)
Notary Public Mary Em...

unimproved ( )
This is improved (X) property, known as 5623 Hillsboro Road, Nashville, Tennessee 37215
(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 1980 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 28th *day of* March, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

MARQUETTE COMPANY, a foreign corporation

By: William Pflieger, President

Robert H. Thomas, Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..... *Tennessee, this.....day of.....*, 19.....

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Shirley A. Orrand, *a Notary Public of the State and County aforesaid, personally appeared* William Pfleeger & Robert H. Thomas, *with whom I am personally acquainted, and who, upon oath, acknowledged* there*self to be* President & Secretary *of the* Marquette Company, a foreign corporation, *the within named bargainor, a corporation, and that* they *as such* President & Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* there*self as* President & Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 31st *day of* March, 19 80.

Shirley A. Orrand, *Notary Public*

Commission expires November 3, 1980

SHIRLEY A. ORRAND NOTARY PUBLIC DAVIDSON COUNTY

* Continued from front page.

lines, mains, tanks and reservoirs as set out in contract between Guilford Dudley, et al, and J. L. Webb, Agent, of record in Book 756, page 498, Register's Office for Davidson County, Tennessee.

Return to Chicago Title
C 23137

WARRANTY DEED

FROM
Marquette Company, a foreign corporation

TO
Otto Kruse and wife, Ruth Kruse

F 83061

IDENTIF. REFERENCE

APR 1 2 04 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

04/01 617 10/80

1033

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5585 PAGE 413

RECEIVED OF _____

FOR _____

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

235000.00- CO
611.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 617.50-
1033A04/01/80 B&L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 83061

IDENTIF. REFERENCE

APR 1 2 04 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 750034