To take title as Tenants in Common

BOOK 5599 PAGE 267

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,741.00

Alease R. Krause
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May 19 80

Notary Public

MY COMMISSION EXPIRES: Oct 22, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook P. O. Box 15324 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent E. Krause, et ux	The Lomas & Nettleton Company	Map 119-14
(NAME)	(NAME)	
245 East Timmons Avenue	3200 Pacific Avenue	Parcel 85
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Virginia Beach, Virginia 23451	6DA-31874
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Lawrence R. Komp and wife, Dawn M. Gavigan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kent E. Krause and Alease R. Krause as tenants in common

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. 23, Block "A" on the Map of Woodbine Courts, part 1, of record in Book 1130, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 75 feet on the southerly side of East Timmons Avenue and runs back between lines 216.7 feet on the easterly line and 217.3 feet on the westerly line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Lawrence R. Komp and wife, Dawn M. Gavigan by deed from Helen L. Tyler, of record in Book 5129, page 211, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5129, page 213, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

The purchasers join in this conveyance and hereby agree to all the terms herein set out and assume payment of the loan referred to herein.

This is unimproved ( ) improved (XX) property, known as 245 East Timmons Avenue, Nashville, Tennessee 37211
(House Number) (Street) (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 hands this 3rd day of May, 19 80

Lawrence R. Komp
LAWRENCE R. KOMP

Kent E. Krause
KENT E. KRAUSE

Dawn M Gavigan
DAWN M. GAVIGAN

Alease R. Krause
ALEASE R. KRAUSE

STATE OF TENNESSEE
Davidson County

BOOK 5599 PAGE 268

Personally appeared before me, David A. Floyd, a Notary Public in and for said County and State, the within named Lawrence R. Komp and Dawn M. Gavigan and Kent E. Krause and Alease R. Krause

the 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 3 day of May 1980

Commission expires Oct 22, 1980

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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

LAWRENCE R. KOMP ET UX DAWN M. GAVIGAN

TO

KENT E. KRAUSE ET UX ALEASE R. KRAUSE

F 8 8 3 1 6

IDENTIF. REFERENCE

MAY 7 10 11 AH '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-1631
NASHVILLE, TENNESSEE 37205

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5599 PAGE 269

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
			33741.00- CO	
			87.62 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	94.12-
7625A05/07/60			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 8831 6

IDENTIF. REFERENCE

MAY 7 10 11 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 756371