Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

WARRANTY DEED

BOOK 5779 PAGE 238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maurice H. Krause and	Country Wide Funding Corp.	158-3
wife, Dorothy W. Krause	(NAME)	
6108 Gardendale Drive	3440 Wilshire Blvd.	#35
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Los Angeles, CA 90010	FH#14718
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------
---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

W. L. WHITAKER, JR. and wife, NANCY R. WHITAKER
and MRS. WILLIAM H. HINTON (UNMARRIED)

have this day bargained and sold, and do hereby transfer and convey unto ~~the said~~

MAURICE H. KRAUSE and wife, DOROTHY W. KRAUSE,

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

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Hillsboro Park Subdivision, Section II, as of record in Book 2331, page 62, Register's Office for said County.

Said Lot No. 80 fronts 198.0 feet on the southerly side of Gardendale Drive,and extends back 359.4 feet on the westerly line, and 375.0 feet on the easterly line, to a line in the rear on which it measures 126.0 feet.

Being the same property conveyed to W. L. Whitaker, Jr. and Mrs. William H. Hinton by Will of W. L. Whitaker, of record in Will Book 126, page 146, County Court of Davidson County, Tennessee

Vernon M. Williams, Sr., a member of the Committee of Hillsboro Park, joins in this deed in order to waive any repossession option that Hillsboro Park may have and in order to satisfy the restrictive covenants.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 108,000.00

Subscribed and sworn to before me, this the 31st day of July, 19 81

Affiant

My commission expires 1/20/85 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 6108 Gardendale Drive, 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 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 1981 taxes; plan of record in Bk.2331,pp.61 & 62;restrictions in Bk.2435,p.237,amended in Bk.2603,p.440 & Bk.4207,p.397 ,Bk.2447,p.303

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 31st *day of* July, 19 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nida W. Hinton (Mrs. William H. Hinton) — W. L. Whitaker, Jr.

Vernon M. Williams, Sr. — Nancy R. Whitaker

BOOK 5779 PAGE 239

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* W. L. Whitaker, Jr. and wife, and Mrs. William H. Hinton, *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 Brentwood, *Tennessee, this* 31st *day of* July, *19*81.

Gail Pigg
Notary Public

Commission expires 1/20/85

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 .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon M. Williams, Sr., a member of the Committee of Hillsboro Park, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 1981.

Gail Pigg
NOTARY

C.E. 1-20-85

WARRANTY DEED

FROM
W. L. Whitaker, Jr., et al

TO
Maurice H. Krause et ux

G 5 4 0 3 3

IDENTIF. REFERENCE

AUG 5 2 58 PM '81
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

FILE BOX 38
FIRST TITLE AND ESCROW CO. INC.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5779 PAGE 240

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
			108000.00- CO	
			280.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 287.30-	
			0789A08/05/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G5403 8

IDENTIF. REFERENCE

AUG 5 2 58 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 836553