Dila Box 2

WARRANTY DEED

BOOK 5818 PAGE 75

FROM METROPOLITIAN EQUITIES, a Partnership of William H. Freeman and James A. Webb III

ADDRESS NEW OWNER(S) AS FOLLOWS:	ROBERT L. KAATRUDE 1516 Otter Creek Road Nashville, TN 37215
SEND TAX BILLS TO:	SAME
PREPARED BY:	Clyde Paul Holland, Attorney 65 Music Square East Nashville, TN 37203-3292
MAP-PARCEL NOS:	72/5-51

G 6 7 7 7 0

IDENTIF. REFERENCE

Nov 12 8 41 AM '81

FEE $ WILLIAM M. HICKS REGISTER DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of November, 1981

NOTARY PUBLIC

DATE 7-21-85

COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN DOLLARS AND NO/100----------

($10.00)----------DOLLARS

cash in hand paid by Robert L. Kaatrude and other good and valuable consideration, the receipt of which is hereby acknowledged, including the agreement by the said Robert L. Kaatrude to assume and agree to pay the balance outstanding on that certain indebtedness evidenced by an Installment Deed executed by Edward R. Phillips and Louise Phillips to Metropolitian Equities, a partnership, of record in Book 5597, Page 770, Register's Office for Davidson County, Tennessee.

METROPOLITIAN EQUITIES, A partnership of William H. Freeman and James A. Webb, III GRANTORS GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

Robert L. Kaatrude, Grantee

his their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A TRACT of land in the 12th, formerly 17th Civil District of Davidson County, Tennessee adjoining Section I of Rothwood, as of record in Book 1424, Page 134, Register's Office for said County and being the northerly 98 feet known as Tract F on an unrecorded map of Tracts A and G, adjoining Section I, Rothwood and being described according to a copy of a survey made by Z. J. Wilkerson, Surveyor, February 21, 1951 as follows:
SAID Northerly 98 feet on the said Tract F begins at a point 102 feet north of North Hill Drive at a point in the line between Tracts F and G which point is 100 feet west of the Westerly line of the property of Central Lumber Company, as conveyed by deed of record in Book 1880, page 222, said Register's Office; thence, with a line between tracts F and G parallel to the westerly line of said Central Lumber Company's property north 3 deg. east 98 feet to a point; in the south line of the property of Richmond; thence, with Richmond's south line north 87 deg west 112.7 feet to the easterly margin of Ambrose Avenue, as extended; thence, with the margin of said avenue south 3 deg west 98 feet to a point; thence east and parallel to the northerly line of said tract F 112.7 feet to the point or place of beginning.

BEING the same property conveyed to Metropolitian Equities, a Partnership, by deed from Edward R. Phillips, as of record in book 5597, Page 770, Register's Office for said County.

11/12 232.78 CHECK

7685 5894

unimproved ( )
This is improved (XX) property, known as 3102 Ambrose Avenue, Nashville, Tennessee
Number Street City State 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 GRANTEE HIS heirs, successors and assigns, forever.

AND WE do covenant with the said GRANTEE 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 except of record.

AND GRANTORS do(es) further covenant and bind THEMSELVES, THEIR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEE HIS heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of November 19 81

METROPOLITAN EQUITIES

BY: William H. Freeman, partner

BY: James A. Webb, III, partner

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

WILLIAM H. FREEMAN AND JAMES A. WEBB, III

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 10th day of November 19 81

7-21-85
Comission Expires

Notary Public

(AFFIX SEAL)

HALLAND NOTARY PUBLIC STATE OF TENN.

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5818 PAGE 77

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
			87000.00-	CO
			226.20	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	232.70-
7685	A	11/12/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.67770

IDENTIF. REFERENCE

Nov 12 8 42 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 852805