FORM NO. WD-1

14724

BOOK 6460 PAGE 476

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$32,500.00 Robert M Krusen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 19 84

Betty G Sullivan
Notary Public

MY COMMISSION EXPIRES: 7-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT M. KRUSEN (NAME)	Bankers Mortgage Corporation (NAME)	105-14
2216 White Ave. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box F-20 (STREET ADDRESS)	136
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Florence, South Carolina 29503 (CITY) (STATE) (ZIP)	22W-2370

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, DENNIS MARTIN NOCTON, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT M. KRUSEN and wife, LEE ANN J. KRUSEN

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, Tennesse, being Lot No. 14 on the plan of Yarbrough's Subdivision of Blocks 19, 20, and other Blocks in Woodlawn, as of record in Book 161, at Page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 50 feet on the easterly side of White Avenue and runs back between parallel lines 167.5 feet to an alley in the rear.

BEING the same property conveyed to Dennis Martin Nocton, a single person, by deed from Barbara Oman Sullivan and Allen Sullivan of record in book 6398, Page 321, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 2216 White Ave. (House Number) Nashville (Street) TN (P. O. Address) 37204 (City or Town) (Postal Zip)

X

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 his hand this 14th day of December, 19 84

Dennis Martin Nocton

DENNIS MARTIN NOCTON

3305

STATE OF TENNESSEE
Davidson County

BOOK 6460 PAGE 477

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENNIS MARTIN NOCTON, A Single Person

the 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 Nashville, Tennessee, this 14th day of December 19 84

Commission expires 7/18/87

Betty G. Ehrenhaus
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

DENNIS MARTIN NOCTON

TO

ROBERT M. KRUSEN

LEE ANN J. KRUSEN

I 73262

IDENTIF. REFERENCE

Dec 28 1 41 PM '84

FELIX L. WILSON, II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

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

RECEIVED OF _____

FOR _____

BOOK 6460 PAGE 478

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

32500.00- CAMT.
84.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 91.00-
930BA12/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. T. 3. 2. 6. 2.

IDENTIF. REFERENCE

DEC 28 1 41 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97041