3040

FORM NO. WD-1

BOOK 6495 PAGE 846

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,500.00

Howard Allen Stroud et ux
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF January, 1985

Rebecca A. Handley
Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY AT LAW
236 Fourth Avenue N., Suite 200, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Allen Stroud et ux (NAME)	City Federal Savings & Loan (NAME)	76-1-97
520 Debbie Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (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, Knight Construction Company, a Tennessee General Partnership composed of Stephen R. Josleyn and Gary Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard Allen Stroud and wife, Ethelene Stroud

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. 92-A on the Zone Lot Division Plan of Lots 92, 98, 106, 99 and 107, Tulip Grove Woods, Phase 1, of record in Book 6250, page 324, Register's Office for Davidson County, Tennessee.

Said Lot No. 92-A fronts 40.87 feet on the northeasterly margin of Debbie Drive and extends back 158.09 feet on the southwesterly line and 154.33 feet on the northeasterly line to a broken line in the rear, measuring 45.22 feet thereon.

Being the same property conveyed to Knight Construction Company, a Tennessee General Partnership composed of Stephen R. Josleyn and Gary Nelson by deed from Maurice W. Pinson, Trustee, of record in Book 6185, page 561, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6369, page 879, said Register's Office, and to the matters set forth in the above referenced plan of record.

1:8:4: 1: 3: 5:
IDENTIF. REFERENCE
Feb 20 12 08 PM '85
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved (XX) property, known as 520 Debbie Drive (House Number) Hermitage (Street) Tennessee (P. O. Address) 37076 (City or Town) (Postal Zip)

02/20 150.80

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 my hand this 23rd day of January, 1985

Knight Construction Company

BY: Gary Nelson
Gary Nelson, Partner

3444

CB/JF

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

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County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM
Knight Construction Company

TO
Howard Allen Stroud and wife,
Ethelene Stroud

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Gary Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Partner of Knight Construction Company, a Tennessee General Partnership composed of Stephen R. Josleyn and Gary Nelson, the within named bargainor, a partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and seal, this 23rd day of January, 1985 at Nashville, Tennessee.

NOTARY PUBLIC

My commission expires: 10/24/88

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

RECEIVED OF _____

FOR _____

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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

65600.00- CAMT.
144.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 150.80-
2444A02/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FEB 4 1 35 PM

IDENTIF. REFERENCE

FEB 20 12 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109802