F-6 7

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,376.22

X Rodney E. Kruse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 3rd DAY OF MAY, 19 85

Notary Public

MY COMMISSION EXPIRES: 10/19/88

(AFFIX SEAL)

BOOK 6550 PAGE 333

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
RODNEY E. KRUSE et ux (NAME)	UNION MODERN MORTGAGE CORPORATION (NAME)	92-13
P. O. Box 111538 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer 3318 (STREET ADDRESS)	266
Nashville, Tenn. 37222 (CITY) (STATE) (P. O. ZIP)	Little Rock, Arkansas 72203 (CITY) (STATE) (ZIP)	11W 81295

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, DAVID WAYNE DAVIS , a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RODNEY E. KRUSE and wife, VICTORIA L. KRUSE,

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. 2, Block 27, on the Map of Plummer Place, as of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 50 feet on the westerly side of Chamberlain Street, formerly 38th Avenue North and runs back between parallel lines 354 feet more or less to an alley.

BEING the same property conveyed to David Wayne Davis by deed from Archie F. Hutton and wife, E. Joice Hutton, of record in Book 6125, page 448, 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 to CAPITOL MORTGAGE CORPORATION of record in Book 6125, page 451, 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 the said Grantees. The said mortgage having since transferred to UNION MODERN MORTGAGE CORPORATION.

This is ( ) unimproved ( ) X improved property, known as 345 Chamberlain Street, Nashville, Tennessee 37209
(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 my hand this 3rd day of May, 19 85

David Wayne Davis By Gina O'Neal Attorney in fact
DAVID WAYNE DAVIS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
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

TO

STATE OF TENNESSEE
DAVIDSON COUNTY

85 MAY 7 AM 8 28

IDENTIF. REFERENCE

PREPARED BY:
SATURN & MAZER
Attorneys at Law
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: (615) 259-3666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of May, 1985, before me personally appeared EDNA C. DANIELS, to be known to be the person who executed the foregoing instrument in behalf of DAVID WAYNE DAVIS, as his attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said DAVID WAYNE DAVIS, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of May, 1985.

ALAN D. MAZER
NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 10/19/86

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

29376.22- CAMT.
76.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 82.94-
5111A05/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 2 3 7 4

IDENTIF. REFERENCE

MAY 7 8 28 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 131864