THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James J. Sanders, Jr. et ux 255 Vaughn's Gap Road Nashville, TN 37205	Same	104-11 0 24W-07235

BOOK 6568 PAGE 505

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Frederick R. Kraus and wife, Rita E. Kraus

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James J. Sanders, Jr. and wife, Wynelle R. Sanders,

hereinafter called the Grantee, Grantee's 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 described as follows:

BEING part of Lot No. 61 on the Map of Bransford Realty Company Subdivision, of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for said County.

SAID part of Lot No. 61 fronts 60 feet on the southerly side of Barton Avenue and runs back between parallel lines 150 feet.

Together with a right-of-way easement for access purposes as an appurtenance thereto, as granted by an instrument of record in Book 5403, page 483, said Register's Office, described as follows:

An easement 15 feet in width, 7.5 feet on each side of the following described centerline; beginning at a point in an alley at the southern boundary of Lot No. 61 in the Bransford Realty Company's subdivision of the Edgar Jones Home Place, the plan of which is of record in Book No. 421, page 7, in the Register's Office of Davidson County, Tennessee, said point of beginning being approximately 25 feet west of the eastern boundary of Lot No. 61; thence, from the point of beginning, meandering in a northern direction parallel to the eastern boundary of Lot No. 61 for a distance of approximately 65 feet to the southern boundary of that part of Lot No. 61 previously conveyed by Joe M. Boyd to Fredrick R. Kraus by deed dated February 7, 1979, of record in Book 5393, page 842, in the Register's Office of Davidson County, Tennessee.

*SEE BACK.

This is (~~un~~)improved property, known as 2511 Barton Avenue, Nashville, Tennessee 37212.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 14TH day of May, 19 85.

Frederick R. Kraus

Rita E. Kraus

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6568 PAGE 506

Before me, the undersigned, 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 ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

FILED MAY 30 10 53 AM '85
DAVIDSON COUNTY, TN
REGISTER

IDENTIF. REFERENCE

J 08603

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 67,500.00.

Wynelle B. Sanders
Affiant

Subscribed and sworn to before me, this the 29th day of May, 19 85.

Christy Wilkins Ivey
Notary Public

My Commission Expires: March 6, 1987

*BEING the same property conveyed to Frederick R. Kraus by deed from Joe M. Boyd and wife, Janeice Faye Boyd, of record in Book 5393, page 842, Register's Office for Davidson County, Tennessee.

ACKNOWLEDGEMENT BY MILITARY OFFICER

Personally appeared before me, the undersigned, who is a Commissioned Officer in the Armed Services of the United States of America, the within named Frederick R. Kraus and Rita E. Kraus, the bargainors, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument, and who acknowledged that they executed the same for the purposes therein contained.

Witness my hand at Grafenwoehr, Germany, this 14TH day of May, 1985.

CHARLES A. LUCENTE
Commissioned Officer

MAJOR (Rank- Second Lieutenant, Ensign, or higher)

ARMY Branch of Service

WARRANTY DEED

from:

FREDERICK R. KRAUS ET UX

to:

JAMES J. SANDERS, JR. ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp
(TN-)

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

RECEIVED OF _____

FOR _____ BOOK 6568 PAGE 507

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
			67500.00-	CAMT.
			175.50	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 182.00-
			2698A06/30/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O.86.03

IDENTIF. REFERENCE

MAY 30 10 53 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139266