MAP 104-12 Parcel 264

SEND TAX BILLS TO:

SOVRAN MORTGAGE CORP.
P.O. Box 26388
Richmond, Virginia 23260

THIS INSTRUMENT PREPARED BY:

McCLELLAN, POWERS & EHMLING, P.C.
Attorneys at Law
Gallatin, Tennessee 37066

ADDRESS OF NEW OWNER:

BETTY J. WHITE
2108 18th Ave. S.
Nashville, Tn. 37212

BOOK 6573 PAGE 298

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, including the assumption by **BETTY J. WHITE** of an indebtedness in the original amount of $29,250.00 in favor of ENGLE MORTGAGE COMPANY, INC., a Delaware Corporation, secured by a Deed of Trust of record in Official Records Book 5475, page 568, Register's Office for Davidson County, Tennessee, said Deed of Trust and Note being assigned to SOVRAN MORTGAGE CORPORATION, by assignment of record in Official Records Book 6489, page 693, said Register's Office, the receipt of all of which is hereby acknowledged, I, **THOMAS C. KRUEGER**, have this day bargained and sold and by these presents do hereby transfer and convey unto **BETTY J. WHITE**, her heirs and assigns, the following described tracts or parcels of land, to-wit:

> Land in Davidson Sounty, Tennessee, being Lot Lot 21 and the southerly 5 feet of Lot No. 22 on the Map of Lenox Place, as of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 21 and part of Lot No. 22 fronts together 45 feet on the easterly side of 18th Avenue South, formerly Baxter Avenue, and run back between parallel lines 140 feet to an alley.
>
> Being the same property conveyd to THOMAS C. KRUEGER, by deed from RUTH BORDEN BROWN, a widow and unmarried, of record in Official Records Book 5475, page 565, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all improvements thereon and the appurtenances thereunto belonging unto the said **BETTY J. WHITE,** her heirs and assigns in fee simple forever.

I, **THOMAS C. KRUEGER** COVENANT with the said GRANTEE that I am lawfully seized and possessed of said tracts or parcels of land, that I have a good and lawful right to convey same, and that the same is unencumbered, except for 1985 taxes, which have been prorated and assumed by the GRANTEE, and the aforesaid Deed of Trust.

I, **THOMAS C. KRUEGER** COVENANT with the said GRANTEE and bind myself, my sucessors and assigns, to warrant and forever defend the title to said tracts or parcels of land unto the said **BETTY J. WHITE,** her heirs and assigns against the lawful claims of all persons whomsoever.

ELIZABETH KRUEGER, wife of **THOMAS C. KRUEGER** joins in this conveyance to convey all martial rights she may have in said property.

WITNESS this the 23rd, day of May, 1985.

Thomas C. Krueger
THOMAS C. KRUEGER

Elizabeth Krueger
ELIZABETH KRUEGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before, the undersigned, a Notary Public in and for the State and County, aforesaid, the within named bargainors, THOMAS C. KRUEGER and wife, ELIZABETH KRUEGER with whom I am personally acquainted, and who acknowledged that

with whom I am personally acquainted, and who acknowledged that they executed the foregoing Warranty Deed for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23rd, day of May, 1985.

Jodi Ann Ludick
NOTARY PUBLIC

My Commission Expires: 10/24/87.

OATH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I HEREBY SWEAR or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 45,500.00, which the amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas L. Kruger
AFFIANT

SWORN to and subscribed before me, this 23rd, day of May, 1985.

Jodi Ann Ludick
NOTARY PUBLIC

My Commission expires: 10/24/87.

FILED FOR RECORD
JUN 4 2 59 PM 1985
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

T 110107

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

RECEIVED OF _____

FOR _____

BOOK 6573 PAGE 401

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

45500.00- CAMT.
148.30 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 127.80-
4491A06/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 0 1 0 7

IDENTIF. REFERENCE

JUN 4 2 55 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 141011