WARRANTY DEED

BOOK 6554 PAGE 919

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 1985.

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KAREN S. KRAUSE, et al (NAME)	MORTGAGE TRUST COMPANY (NAME)	83-6
802 Porter Road (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road (STREET ADDRESS)	210
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	27-W-05205

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, L. T. DICKENS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN S. KRAUSE, unmarried, and CHRISTIAN L. BUSBY, unmarried,

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:

Being the northerly part of Lot "A" on the Plan of the First Subdivision of Brownsville, of record in Book 21, page 112, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the east side of Gentry Avenue at a point 150 feet north of the north side of Seymour, formerly Watkins Street, being the northwest corner of said Lot "A"; thence south with the east side of Gentry Avenue 60 feet; thence at right angles east 108.4 feet to the westerly margin of Porter Road, as widened; thence northeasterly with the westerly margin of said Road, as widened, 63.72 feet to the southeast corner of Lot "F" on said Plan; thence west 130 feet to the beginning.

Being the same property conveyed to Oscar N. Dickens and wife, Marie E. Dickens by deed from Greeley Franklin Pilkerton and wife, Reba S. Pilkerton, of record in Book 2745, page 459, Register's Office for Davidson County, Tennessee. The said Marie E. Dickens has since died and her will of record in Will Book 145, page 101, Probate Court for Davidson County, Tennessee, devises said property to L. T. Dickens.

This is unimproved ( ) improved (X) property, known as 802 Porter Road, Nashville, Tennessee 37206
(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 11th day of September, 19 85

L. T. Dickens

L. T. DICKENS

BOOK 6654 PAGE 950

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. T. Dickens

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 11th day of September, 1985

Commission Expires October 19, 1986 _____, Notary Public.

STATE OF _____
_____ 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 purpose 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

3611 9

IDENTIFICATION REFERENCE

SEP 13 9 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6654 PAGE 951

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

46000.00- CAMT.
119.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.10-
6510A09/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36119

IDENTIFICATION REFERENCE

SEP 13 9 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172245