FILE BOX "7"

FILE NO. 17460

FORM NO. WD-1

BOOK 6719 PAGE 323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,672.18

X James A. Troutte
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 19 85

Janet S. Davis
Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

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
JAMES KROUTTER et ux	THIRD NATIONAL MORTGAGE COMPANY	75-8
(NAME) 809 Luxemburg Court	(NAME) P.O. Box 2628	195
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN. 37076	(STREET ADDRESS) Nashville, Tennessee 37219	4D 67344
(CITY) (STATE) (P.O. ZIP)	(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, RICHARD C. PIPES and wife, ELIZABETH R. PIPES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES KROUTTER and wife, JANICE M. KROUTTER,

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 Lot No. 161 on the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, page 140, Register's Office, Davidson County, Tennessee.

SAID Lot 161 fronts 72 feet on the easterly margin of Luxemburg Drive and extends back 208.40 feet on the northerly line, and 228.26 feet on the southerly line, to a line on the rear on which it measures 104.92 feet.

BEING the same property conveyed to Richard C. Pipes and wife, Elizabeth R. Pipes by deed from James S. Legieza and wife, Joyce W. Legieza of record in Book 6534, Page 378, 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 THIRD NATIONAL MORTGAGE COMPANY, of record in Book 6066, Page 240, 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.

unimproved ( ) This is improved ( ) X property, known as 809 Luxemburg Court, Hermitage, Tennessee 37076
(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 our hands this 26th day of November, 19 85

Richard C. Pipes
RICHARD C. PIPES

Elizabeth R. Pipes
ELIZABETH R. PIPES

BOOK 6719 PAGE 324

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RICHARD C. PIPES and wife, ELIZABETH R. PIPES,

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

Witness my hand and official seal at Nashville, Tennessee, this 26th day of November, 19 85

Commission Expires 1-10-89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

56502

WARRANTY DEED

FROM

RICHARD C. PIPES et ux

ELIZABETH R. PIPES

TO

JAMES KROUTER et ux

JANICE M. KROUTER

IDENTIFICATION REFERENCE

Nov 27 10 25 AM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6719 PAGE 325

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
			68672.18- [illegible]	
			170.62 [illegible]	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK	137.18-
0891A		11/27/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 5 0 2

IDENTIFICATION REFERENCE

Nov 27 10 15 AM 85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196002