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:
Robert L. Kaatrude 1514 Otter Creek Road Nashville, TN 37215	SAME	79-9 229 15DZ-52754

WARRANTY DEED

BOOK 6737 PAGE 898

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, John A. Hill and wife, Clara H. Hill hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert L. Kaatrude 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 Lot No. 5 on the plan of Cooper Lane Estates, of record in Book 5200, page 567, Register's Office for said County.

SAID Lot No. 5 fronts 85.62 feet on the northerly margin of Cooper Terrace and extends back 234.47 feet on the westerly line and 238.64 feet on the easterly line to a broken line in the rear, measuring 35.54 thereon.

BEING part of the same property conveyed to William H. Tower, d-b-a Bill Towe Construction Company and John A. Hill, as tenants in common by deed from A-MC pavers and Atkins Construction Company, both a Tennessee Corporation of record in Book 6145, page 45, said Reigster's Office.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

6.1.8.8.2

IDENTIFICATION REFERENCE

DEC 17 1 25 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 2317-2319 Cooper Terrace, Nashville, TN 37216.

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 6th day of December, 19 85

Clara H. Hill

Clara H. Hill

John A Hill

John A. Hill

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of December, 19 85, before me personally appeared John A. Hill and wife, Clara H. Hill, 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 their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6737 PAGE 899

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 71,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 6th day of December, 1985.

My Commission Expires: 4-12-86

_____
Notary Public

WARRANTY DEED

from:
John A. Hill and wife, Clara H. Hill

to:
Robert L. Kaatrude and wife, Beverly Kaatrude

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

TN-3407

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6737 PAGE 900

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
			7150.00- CAPT.	
			185.20 CSTAX	
			.50 PRFE	
			6.00 MISC	
			CHECK	136.40-
			7406A12/17/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 8 8 2

IDENTIFICATION REFERENCE

Dec 17 1 05 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 202359