ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James H. Kraus, III and Lisa Ann Singleton (NAME)	Banc Plus Mortgage Corporation (NAME)	Map 133-1
3306 Saindon Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 47524 (STREET ADDRESS)	Parcel # 293
Nashville, Tn. 37211 (CITY) (STATE) (ZIP CODE)	San Antonio, Tx. 78265-6020 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (10.00) and No/100 DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of not secured by Deed of Trust of record in Book 6207, Page 740, Register's Office, Davidson County, Tennessee.

Jamie Pride, Unmarried

have bargained and sold, and by these presents do transfer and convey unto the said James H. Kraus, III and Lisa Ann Singleton

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 404 on the Plat of Sunrise Heights, Second Plan as of record at Book 421, page 46, Register's Office for said County.

Said Lot No. 404 fronts 50 feet on the easterly margin of Saindon Street (formerly Calhoun Avenue) and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Jamie Pride by deed from Mark F. Binkley, of record in Book 6207, page 737, Register's Office for Davidson County, Tennessee.

83366

IDENTIFICATION REFERENCE

MAR 17 9 49 AM '86

FELIX E. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 3306 Saindon Street (House Number) (Street)

Nashville, Tennessee 37211 (P. O. Address) (City or Town) (Zip Code)

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. Except 1985 taxes, Plat in Book 421, p. 46, and deed of Trust in Bk 6207, p. 740.

Whenever 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 17th day of March, 1986.

Jamie Pride

Jamie Pride

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6804 PAGE 891

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, the within named Jamie Pride

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

Witness my hand and official seal at Nashville, Tennessee this 17th day of March, 1986.

My commission expires 10-24-88 Notary Public Gail Pigg

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 32,600.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James H. Kraus III

Sworn to and subscribed before me
this 17th day of March, 1986.

My commission expires 10-24-88 Notary Public Gail Pigg

This instrument was prepared by:

Name	Address
Gail Pigg, Atty.,	First Floor Suite, 219 Second Ave. N., Nashville, TN 37201

WARRANTY DEED

FROM
Jamie Pride

TO
James H. Kraus, III
and
Lisa Ann Singleton

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 6804 PAGE 832

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

3260.00- CAPT.
84.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 31.26-
3417A03/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83366

IDENTIF. REFERENCE

MAR 17 9 40 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 227717