5409 File Box 38

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HANS KRUSE (NAME)	NEW OWNER (NAME)	Map 104-11
775 Rodney Drive (STREET ADDRESS OR ROUTE NUMBER)	(NO MORTGAGEE) (STREET ADDRESS)	Parcel 108
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 24W-06190

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, CHARTER DEVELOPMENT CO. , a Tennessee general partnership,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HANS KRUSE and BARBARA S. KRUSE , husband and wife,

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 2, together with the appurtenant interest in the common elements of The Chardonnay Condominiums, a horizontal property regime established by Master Deed, of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being part of the same property conveyed to Charter Development Co., a Tennessee general partnership, by deed from Cumberland Development Group, Inc. of record in Book 6633, Page 871, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from James R. Overby, unmarried, Robert B. Sneed, Jr., unmarried, and William B. Young, a married individual, of record in Book 6632, page 816 and in Book 6758, page 145, said Register's Office.

This conveyance is made subject to: (1) Master Deed and By-Laws of record in Book 6789, page 462 and (2) Charter of record in Book 6763, page 27, said Register's Office.

5473 Oct 21 9 09 AM 1986

unimproved ( )
This is improved (XX) property, known as 2115 Acklen Avenue, Unit 2, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of October, 19 86

CHARTER DEVELOPMENT CO.
By: William B Young, Partner
William B. Young, Partner

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 CHARTER DEVELOPMENT CO.

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 16th day of October, 19 86.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William B. Young with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be Partner of the Charter Development Co., the within named bargainor, a partnership, and that as such Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by the said William B. Young as such Partner.

Witness my hand and official seal, at Nashville, Tennessee this 16th day of October, 19 86.

_____ Notary Public

Commission expires 1/10/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 19 86.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL) _____ Notary Public

WARRANTY DEED

FROM CHARTER DEVELOPMENT CO.

TO HANS KRUSE and wife, BARBARA S. KRUSE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

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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
			7900.00- CA.T.	
			20.00 CSTAX	
		VB	20.00- CSTAX	
			221.00 CSTAX	
			.50 PRFEE	
			6.00 MOSTA	
			CSTAX 27.70-	
			CASH/CHECK 7900.00	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5473.35

INTANGIBLE TAX

OCT 21 9 48 AM '86

No. 02556