Mail

This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

0306 02/26 0101 03CHECK 140.90

Address of New Owner(s):	Mortgagee:	Map-Parcel No.
Johnny R. Kraus 3819 Valley Ridge Road Nashville, TN 37211	First American National Bank of Nashville First American Center Nashville, TN 37237	133-11-168

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN R. KRAUS, ADMINISTRATOR, C.T.A., D.B.N., ESTATE OF DOROTHY LUTTS (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to JOHNNY R. KRAUS, A SINGLE PERSON (the "Grantee"), his heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 215 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 215 fronts 74.48 feet on the westerly side Valley Ridge Drive and runs back between lines, 173.83 feet on the northerly line and 216.34 feet on the southerly line to a dead line on which it measures 107.11 feet.

BEING the same property conveyed to W. M. Lutts, et ux, Dorothy Lutts by deed from Randall Phillips Builders, Inc. of record in Book 3926, page 943, Register's Office for Davidson County, Tennessee. (Said W.M. Lutts having predeceased Dorothy Lutts on January 31, 1985 and Dorothy Lutts having since died on March 26, 1987.)

This is improved property known as 3819 Valley Ridge Drive, Nashville, Davidson County, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 18th day of February, 1988.

John R. Kraus

John R. Kraus, Administrator,
C.T.A., D.B.N., Estate of
Dorothy Lutts

07.88.7.

IDENTIFICATION REFERENCE

FEB 26 9 51 AM '88

FELIX Z. ALLISON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of February, 1988, before me personally appeared JOHN R. KRAUS, Administrator, to me known or aproved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My commission expires:

11-12-90

Barry W. Bedford
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

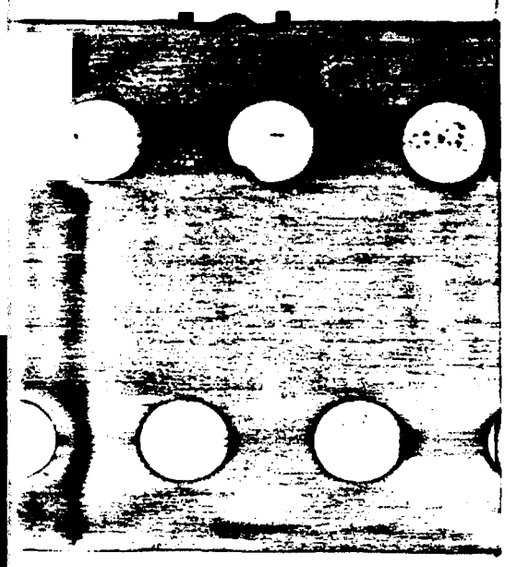
The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

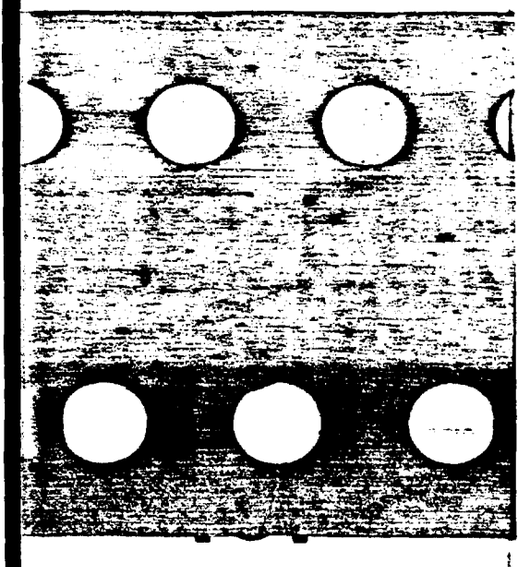
John R. Kraus
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 18TH DAY OF FEBRUARY, 1988.

Barry W Bedford
NOTARY PUBLIC

My Commission Expires: 11-12-90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7477 PAGE 403

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 48000.00
				CON TX 134.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 140.90
				CHECK 140.90
02/26/88	01			09:56 0001 0306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.7.8.8.7.

IDENTIFI REFERENCE

FEB 26 9 51 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65036