BOOK 7494 PAGE 758

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$62,500.00 Charles L. Earheart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 1988.

Notary Public

MY COMMISSION EXPIRES: 1-9-92

Mortgagee:
Charles L. Earheart and
Kay F. Lynn
400 Nesbitt Lane,
Madison, Tn. 37115.
(address)

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Nuss, et ux(Maxine) (NAME)	Same (NAME)	Map 75-7
4404 Juneau Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 20
Hermitage, TN 37076 (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, Charles L. Earheart, Executor, Charles L. Earheart and wife, Margaret W. Earheart and Kay Francis Earheart Lynn, a single person.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Nuss and wife, Maxine Nuss

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:

LAND in Davidson County, Tennessee, being Lot No. 46 on the Plan of Tulip Grove, Section I, as of record in Book 3700, page 106, Register's Office for said County.

Said Lot No. 46 fronts 90.0 feet on the easterly margin of Juneau Drive and extends back 130.0 feet on the southerly line and 138.75 feet on the northerly line to a rear line on which it measures 90.42 feet thereon.

BEING the same property conveyed to Orville Earheart and wife, Allie Mae Earheart by Warranty Deed from Belle Homes, Inc. filed of record in Book 4178, page 77, Register's Office for Davidson County, Tennessee.
Orville Earheart passed away on July 21, 1986 (See File #78743 Probate Office for Davidson County, Tennessee) leaving the property to Allie Mae Earheart. She subsequently passed away on January 26, 1988, leaving the property to her children, Charles Lord Earheart and Kay Francis Earheart. She named Charles Lord Earheart as Executor of her Estate (See File #90328 Probate Office for Davidson County, Tennessee).

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

unimproved ( ) This is improved (X) property, known as 4404 Juneau Drive, Hermitage, TN 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 18th day of March, 1988

Charles L. Earheart, Executor

Charles L. Earheart

Kay Francis (Earheart) Lynn (single)
(a single person)

Margaret W. Earheart

Margaret W. Earheart.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles L. Earheart, Executor, Charles L. EArheart and wife, Margaret W. Earheart,

(or proved to me on the basis of satisfactory evidence) the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 88.

Commission expires 1-11-92

J. L. Houston Wright
Notary Public

STATE OF GEORGIA
COUNTY OF DEKALB

7538 03/18 0101 03CHECK 10.50

Personally appeared before me, the undersigned, A Notary Public in and for the said County and State, the within named Kay F. Earheart Lynn, a single person, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Decatur, Georgia, this 9th day of March, 1988.

Elizabeth M. Carnes
Notary Public.

(Commission Expires:) Notary Public, Georgia, State At Large
My Commission Expires Feb. 20, 1989

WARRANTY DEED

FROM
Charles L. Earheart, Executor et al

TO
Kenneth Nuss, et ux (Maxine)

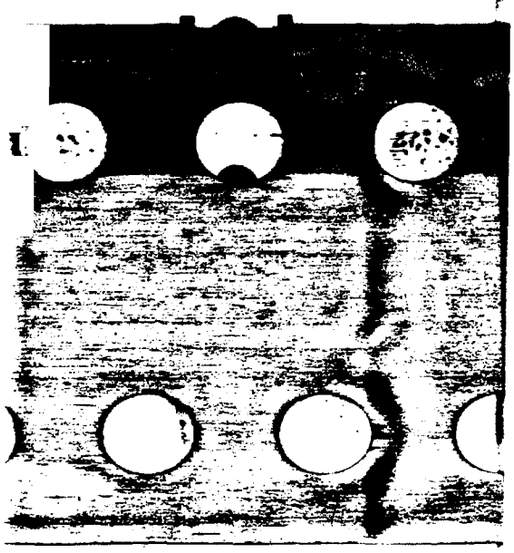
RUSH

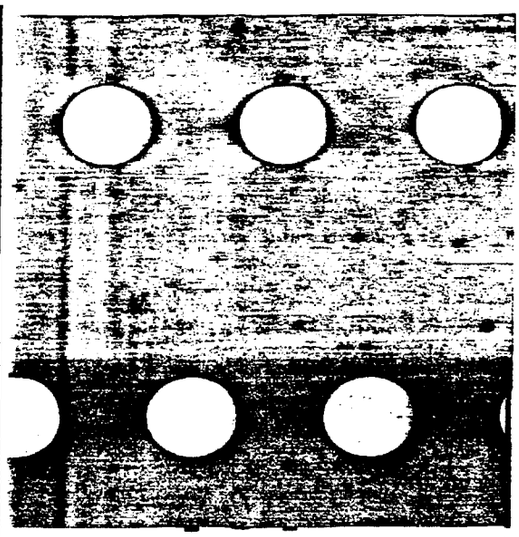
FILED
MAR 18 3 58 PM '88
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

IDENTIFI REFERENCE NO.

3983





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 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 62500.00
CON TX 175.00
PRFEE 0.50
WDEED 6.00
TOTAL 181.50
CHECK 181.50

03/19/88 01 16:00 0001 7538

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

139 83

IDENTIFICATION REFERENCE

MAR 18 3 56 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 72136