file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Otto Kruse 5624 Hillsboro Road Nashville, TN 37215	SAME	MAP 144-04 PARCEL 018 FH-10685

WARRANTY DEED BOOK 7505 PAGE 56

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, Marion Tallent and wife, Christina Tallent hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Otto Kruse and wife, Ruth Kruse 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 the northerly part of Lot No. 23 on the Revised plan of Westwood, of record in Book 974, page 14, Register's Office for said County.

SAID property fronts 250.8 feet on the easterly margin of Hillsboro Road and extends back 485 feet, more or less, on the northerly line and 545 feet, more or less, on the southerly line to a dead line in the rear, measuring 193 feet, more or less, thereon.

BEING the same property conveyed to Marion Tallent and wife, Christina Tallent by deed from Larry R. Sherman and wife, Lucy A. Sherman of record in Book 6120, page 213, Register's Office for Davidson County, Tennessee. [illegible] 762-50

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

17549 IDENTIFI REFERENCE MAR 31 3 48 PM '88 FELIX Z WILSON JR REGISTER DAVIDSON COUNTY TN

This is (NOT) improved property, known as 5624 Hillsboro Road, Nashville, TN 37215.

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 31st day of March, 1988.

Christina Tallent
Christina Tallent

Marion Tallent
Marion Tallent

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of March, 1988, before me personally appeared Marion Tallent and wife, Christina Tallent, 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

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7505 PAGE 57

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 $ 270,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of March, 1988.

My Commission Expires: 10-24-88

_____
Notary Public

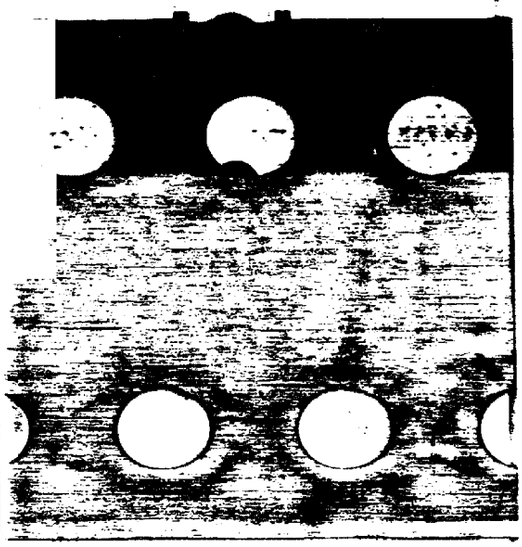
WARRANTY DEED

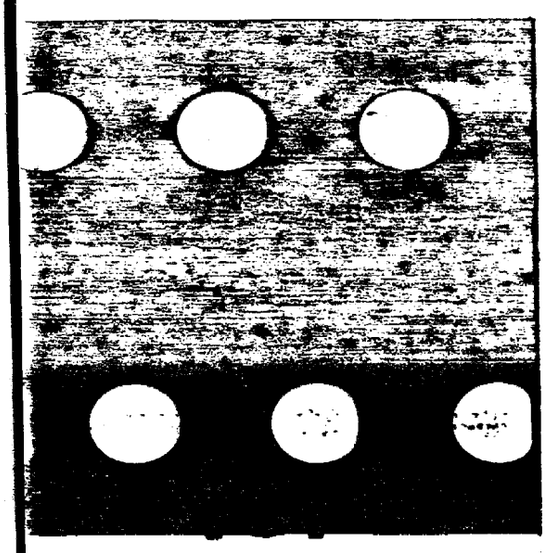
from:
Marion Tallent and wife, Christina Tallent

to:
Otto Kruse and wife, Ruth Kruse

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27386





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7505 PAGE 58

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

D&MT	
	270000.00
CON TX	756.00
PRFEE	0.50
WDEED	6.00
TOTAL	762.50
[illegible]	762.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible] 01 15:53 0001 1891

17549

IDENTIFICATION REFERENCE

MAR 31 3 48 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76218