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FORM No. WD-1

Bk 53

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1988.

Notary Public

MY COMMISSION EXPIRES: 1/2/90

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JAMES D. KREUSER	DOMINION BANCSHARES MORTGAGE	149-5-0
(NAME)	(NAME)	
103 Pepper Ridge Circle	11350 Random Hills Road	Group A
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	FAIRFAX, VA 22038	Par. 103
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, H M PROPERTIES, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. KREUSER and wife, DOROTHY M. KREUSER

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:

Being Unit No. 103 of Pepper Ridge Condominiums, Phase I, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase I, recorded in Plat Book 6900, page 526, of the Register's Office for Davidson County, Tennessee, and described in Master Deed and Declarations of Covenants, Conditions, and Restrictions of record in Book 7466, page 248, said Register's Office, to which reference is hereby made.

Being a part of the same property conveyed to H M Properties, Inc., by deed from Harold Moore and wife, Elizabeth J. Moore, of record in Book 7412, page 517, Register's Office for Davidson County, Tennessee, and submitted to the regime of Pepper Ridge Condominiums by deed of record in Book 7466, page 248, said Register's Office.

64621

IDENTIFICATION REFERENCE

SEP 2 1 57 PM '88

FEE $ WILLIAM M. REGALIA
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 103 Pepper Ridge Circle, Antioch, TN 37013
(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 heir 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 covey 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 my hand this 31st day of August, 1988

H M PROPERTIES, INC., A TENNESSEE CORPORATION
By: Ron Bargatze
RON BARGATZE, Vice President

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared RON BARGATZE and _____ with whom I am personally acquainted and who upon his oath (~~XXXXXXXXXXXX~~) acknowledged himself (~~XXXXXXXX~~) to be the Vice President and _____ respectively of the H M PROPERTIES, INC., A TENNESSEE CORPORATION, the within named bargainor, and corporation, and that (he) as such Vice President and (they) XXXX being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said RON BARGATZE as such Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at GOODLETTSVILLE on this the 31st day of August 19 88

My commission expires 1/21/90

_____
Notary Public

WARRANTY DEED

FROM

H M PROPERTIES, INC.

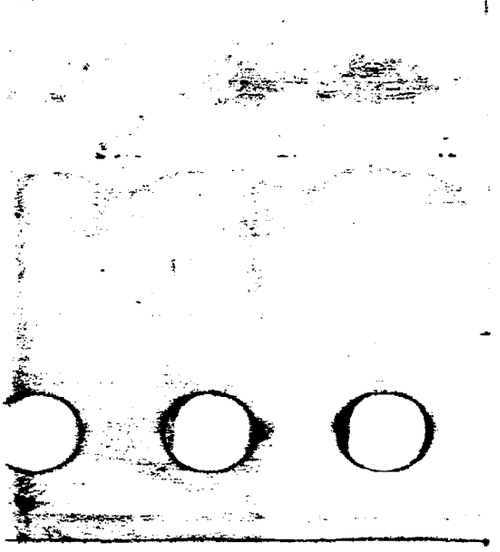
TO

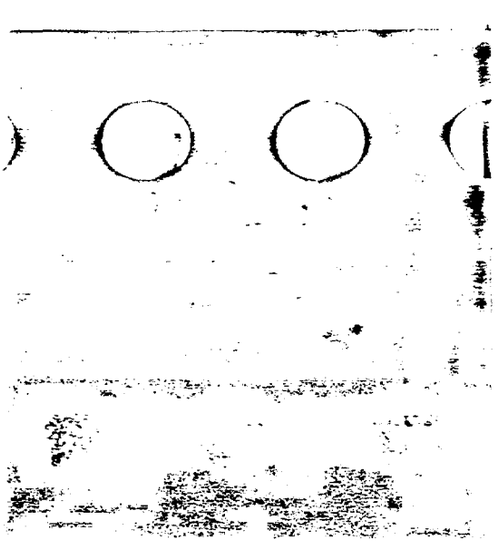
JAMES D. KREUSER
DOROTHY M. KREUSER

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

FILED 29.00
AUG 22 2:01 PM
CLERK
280.07





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAP.T	82900.00
CON TX	273.57
PRFEE	0.50
MDEED	6.00
TOTAL	280.07
CHECK	280.07

09/02/98 01 13:58 0001 3660

6.46 2 1

IDENTIFICATION REFERENCE

SEP 2 1 57 PM '98

FELIX Z. WILSON, II REGISTER DAVIDSON CO., TN

No. 130729