File 37
WLN

BOOK 8000 PAGE 430

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Karen Barr Duffy 828 Curtiswood Lane Nashville, TN 37204	Owner	132-6-28

This instrument prepared by: Boult, Cummings, Conners & Berry (WLN)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Henry E. Kromer ("Grantor") has bargained and sold, and hereby transfers and conveys to Karen Barr Duffy ("Grantee"), her heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all existing encumbrances, covenants and restrictions.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; and that Grantor has a good right to convey the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Affiant

Subscribed and sworn to before me this 6th day of ~~October~~ December, 1989.

Notary Public
My Commission Expires: 1-21-90

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons.

Executed this 30th day of October, 1989.

Henry E. Kromer

This is improved property, known as 828 Curtiswood Lane, Nashville, Tennessee 37204.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Pamela A. Simone, Notary Public, Henry E. Kromer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of October, 1989.

Pamela A. Simone
Notary Public

My Commission Expires: My Commission Expires May 20, 1992

EXHIBIT "A" BOOK 8000 PAGE 432

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being a part of the original John Thompson tract of land and part of Lots Nos. 3 and 4, and part of the Dower Tract on the plan of the Mullens Lands, as of record in Minute Book I, page 103, Chancery Court at Nashville, described according to a survey made July 23 and 30th, 1946, by E. R. Southgate and Son, Surveyors, as follows:

Beginning at a post at the northeast corner of Glen Leven Road and Curtiswood Lane; thence with the easterly margin of said road and a fence north 26 degrees east 234 feet to a post in the southerly line of the Hogan Tract; thence with Hogan's southerly line and a fence north 81-1/2 degrees east 690 feet to a post in Warren's westerly line; thence with Warren's westerly line and a fence south 1 degree east 490 feet to a post, continuing with Warren's northwesterly line and a fence, south 50-1/2 degrees west 287 feet to a post in the northeasterly margin of Curtiswood Lane; thence with said Lane north 38-1/2 degrees west 285 feet to a stake; continuing with said Lane in a northwesterly direction 114 feet to a stake; thence with said Lane north 78 degrees west 330 feet to the beginning, containing 6.985 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM IS THAT PORTION OF THE PROPERTY CONVEYED TO HARRY R. JACOBSON AND WIFE, CAROL JAN JACOBSON BY DEED FROM DON R. MARTIN AND WIFE, JANE D. MARTIN, OF RECORD IN BOOK 7316, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the property conveyed to Henry E. Kromer by deed from Don R. Martin and wife, Jane D. Martin, of record in Book 7481, page 617, Register's Office for Davidson County, Tennessee.

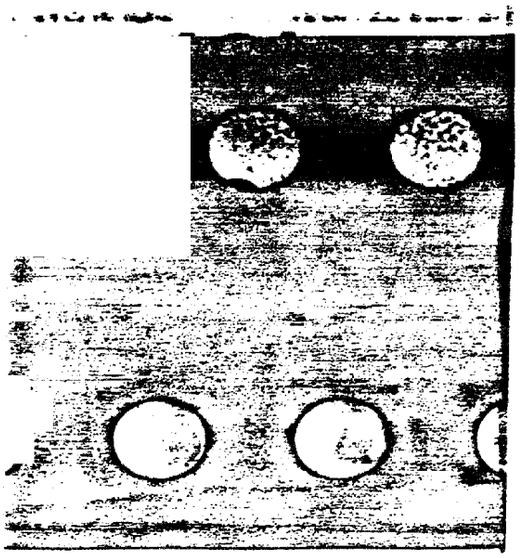
87612

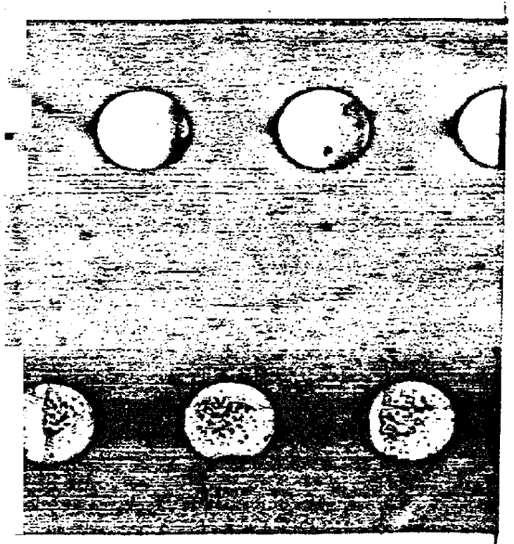
IDENTIF. REFERENCE

Dec 6 3 51 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

2535 12/06 0101 03CHECK 1874.50





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

RECEIVED OF _____

FOR _____

BOOK 8000 PAGE 433

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
565000.00
CON TX 1864.50
PRFEE 1.00
WDEED 9.00
TOTAL ~~1874.50~~
CHECK ~~1874.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/06/89 01 15:50 0001 2535

87612

IDENTIF. REFERENCE

DEC 6 3 52 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 273729