FORM NO. WD-1

BOOK 8226 PAGE 205

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,226.13

Vernon M. Kraus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 19 90.

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS.	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Vernon M. Kraus (NAME)	The Murray Mortgage Company (NAME)	148-03-0
529 Spann Court (STREET ADDRESS OR ROUTE NUMBER)	5580 LBJ Freeway, Suite 300 (STREET ADDRESS)	149.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75380 (CITY) (STATE) (ZIP)	05DU 13612

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, Sammie L. Johnson and wife, Dwilette L. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vernon M. Kraus and wife, Ruby J. Kraus

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. 1031 on the Plan of Cherokee Hills, Section 10, of record in Plat Book 4660, Page 27, Register's Office for said County, to which reference is made for a more complete description.

Said lot fronts 79.24 feet around a curve in the east margin of Spann Court and runs back 158.5 feet on the north line and 122.1 feet on the south line, to a broken rear line measuring 73.95 feet.

Being the same property conveyed to Sammie L. Johnson and wife, Dwilette L. Johnson by deed of record in Book 7784, Page 42, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to CTX Mortgage Company of record in Book 7784, Page 45, and assigned to The Murray Mortgage Company said Register's Office with a present unpaid balance of approximately $63,526.13, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee futher assumes the obligation of the grantor and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is ( ) unimproved / (XX) improved property, known as 529 Spann Court, 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 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 26th day of October, 19 90

Sammie L. Johnson

Dwilette L. Johnson

Sammie L. Johnson

Dwilette L. Johnson

STATE OF TENNESSEE
Davidson County

BOOK 8226 PAGE 266

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sammie L. Johnson and wife, Dwilette L. Johnson

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 26th day of October, 19 90.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

68371

FROM
Sammie L. Johnson and wife, Dwilette L. Johnson

TO
Vernon M. Kraus and wife, Ruby J. Kraus

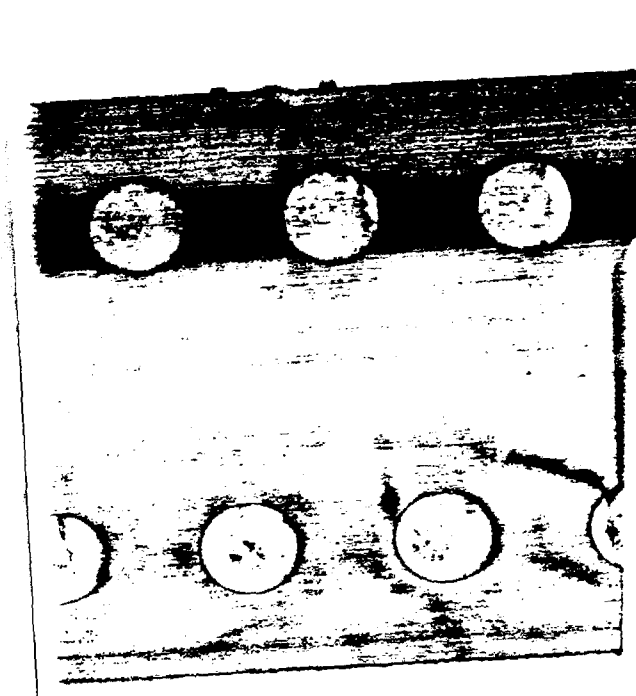
IDENTIF. TREFERENCE

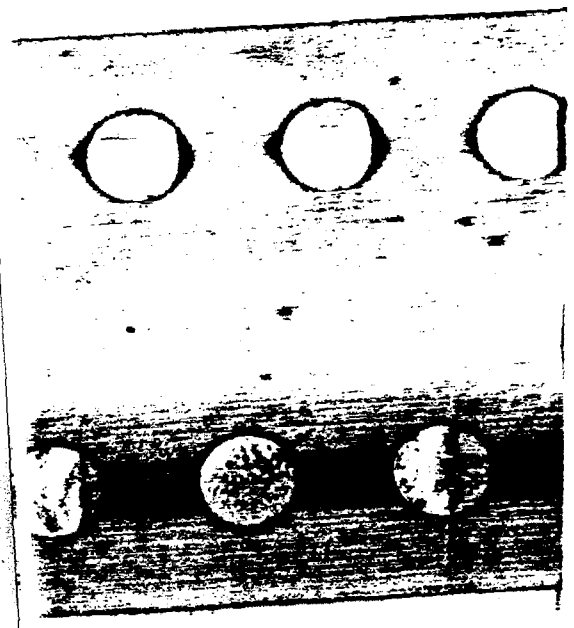
Oct 29 11.24 AM '90

FELIX Z. NILSON REGISTER
DAVIDSON COUNTY TN.

4339 10/29 0101 03CHECK 238.66

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





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

RECEIVED OF _____

FOR _____

BOOK 8226 PAGE 207

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 70226.13
CON TX 231.66
PRFEE 1.00
WDEED 6.00
TOTAL 238.66
CHECK 238.66

10/29/90 01 11:23 0001 4339

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68371

IDENTIF. TREFERENCE

OCT 29 11 25 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 368486