STEVEN G WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF January, 19 91

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 545 - NASHVILLE, TN 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Steven Kruse	First Republic Mortgage	MAP 161-9
(NAME)	(NAME)	
5449 Bradfield Court	6012 Wilmington Pike	PARCEL 31.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37220	Dayton, Ohio 45459	6DU-40150
(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 Raymond R. Rolin and wife, Donna F. Rolin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Kruse and wife, Donna Hynes Kruse

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. 91 on the Plan of Hillview Estates, as of record in Book 3600, page 89, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Bradfield Court at the common corner of Lots Nos. 89 and 91; thence with the line between said lots, southeasterly 249.7 feet to a point; thence westerly 256.43 feet to the common rear corner of Lots Nos. 91 and 93; thence with the line between said lots, northwesterly 149.9 feet to the southerly corner of Lot No. 92; thence with the line between Lots Nos. 91 and 92, northeasterly 141.87 feet to a point in the southerly margin of Bradfield Court; thence with the margin of the same, easterly along a curve, 76.78 feet to the point of beginning.

Being the same property conveyed to Raymond R. Rolin and wife, Donna F. Rolin by deed from John A. Heffelman and wife, Anita A. Heffelman of record in Book 4319, page 536, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3836, page 719, said Register's Office.

7052 01/22 0101 03CHECK 469.00

87456

IDENTIF. REFERENCE

JAN 22 11 16 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

(unimproved) (improved) property known as 5449 Bradfield Court, Nashville, TN 37220
This is improved xx
(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 hand s this 17th day of January, 19 91

Raymond R. Rolin

Raymond R. Rolin

Donna F. Rolin

Donna F. Rolin

BOOK 8278 PAGE 866

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond R. Rolin and wife, Donna F. Rolin

the Bargainor s 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~~ Brentwood, Tennessee, this 17th day of January, 91

Commission expires

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) (they) as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM

Raymond R. Rolin and wife, Donna F. Rolin

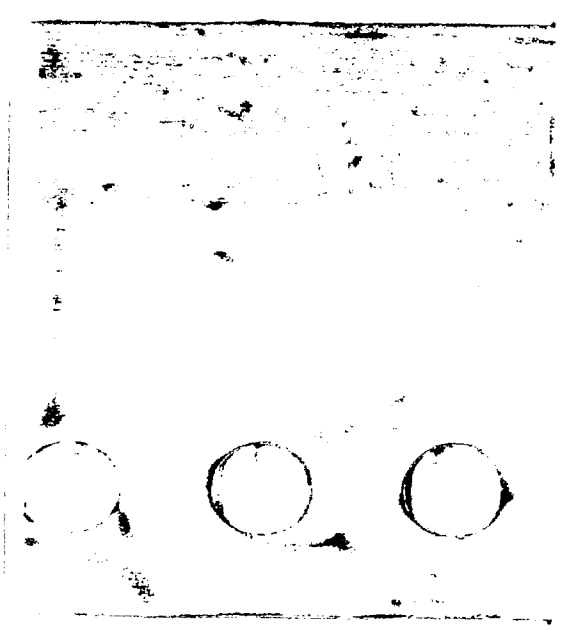
TO

Steven Kruse and wife, Donna Hynes Kruse

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8278 PAGE 867

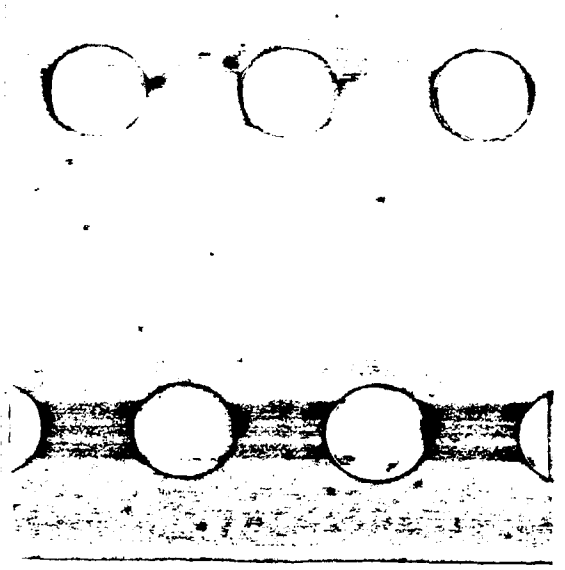
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

DAMT 140000.00
DON TX 462.00
PRFEE 1.00
MDEED 6.00
TOTAL 469.00
PAYD 469.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1- 22-91 01 11:15 0001 7052



8 7 4 5 6

IDENTIF. REFERENCE

JAN 22 11 16 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 390897