BOOK 8514 PAGE 726

27-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

William E. Krauss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 91

Linda S. Harris
Notary Public

MY COMMISSION EXPIRES: September 26, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Krauss	CTX Mortgage Company	26-2
(NAME)	(NAME)	
515 Hanover Court	2525 Perimeter Place, Suite 201	16
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37214	G021010
(CITY) (STATE) (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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Krauss and wife, Barbara M. Krauss

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 Lot No. 33 on the Plan of Windsor Green Phase II, Section III, of record in Book 6900, page 845, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Randall Phillips Builders, Inc., by deed from F. Clay Bailey, Jr. Trustee with full power to transfer, convey, mortgage or encumber without the joinder of any beneficiary of record in Book 6100, page 617, Register's Office for Davidson County, Tennessee. A Deed of Correction for the legal is in Book 6201, page 391, said Register's Office and further corrected in Book 6297, page 207, said Register's Office.

Subject to restrictions of record in Book 6406, page 929, said Register's Office.

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

7.1.7.1.4

IDENTIFICATION REFERENCE

Dec 26 10 15 AM '91

FELIX Z. WILLCUTT REGISTER
DAVIDSON COUNTY, TN

5199 12/26 0101 03CHECK 399.20

This is unimproved ( ) improved (X) property, known as 515 Hanover Court, Goodlettsville, TN 37072
(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 my hand this 23rd day of December 19 91

Randall Phillips Builders, Inc.
By:
Ruth Malatak, Asst. Vice-President

Ruth Malatak, Asst 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 or proved to me on the basis of satisfactory evidence, 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 Ruth Malatak and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Asst. Vice-President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, and corporation, and that he as such Asst. Vice-President 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 Ruth Malatak as such Asst. Vice-President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 23rd day of December 19 91 .

My commission expires September 26, 1992

Linda S Harris
Notary Public

STATE OF TENNESSEE
County

On this _____ day of _____ , 19____ , personally appeared before me, _____ , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____ , 19____ .

_____
Notary Public

My commission expires:

_____

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO William E. Krauss and wife, Barbara M. Krauss

RETURN TO: Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

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



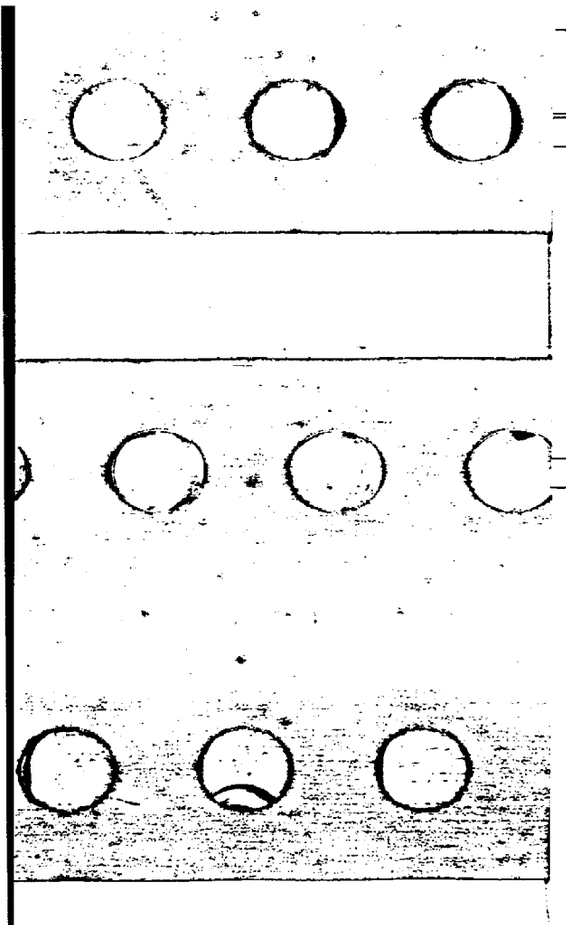
RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 106000.00
CON TX 392.20
PRFEE 1.00
WDEED 6.00
TOTAL 399.20
CHECK 399.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/26/91 01 10:17 0001 5199

7.1.7.1.4.

IDENTIFICATION REFERENCE

Dec 26 10 15 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 487672