FILE BOX 61 return

WALT, DYER & JAMES
ATTORNEYS AT LAW
ONE HILLS BLVD.
NASHVILLE, TN 37215

FILE BOX 61

This Instrument Prepared by COMMONWEALTH RELOCATION SERVICES, INC. Attorney
8 PENN CENTER
PHILADELPHIA, PA 19103

# WARRANTY DEED BOOK 8628 PAGE 107

**THIS INDENTURE,** made this 28TH day of APRIL, A. D., 19 92,
**between** GENE W. KRAUSE and AUDREY K. KRAUSE, Husband and Wife

**Tennessee, First Parties, and**

GARY L. DEANER ET UX, CAROL M. DEANER----------

----------**Tennessee, Second Parties,**

**WITNESSETH: that said First Parties, for and in consideration of the sum of** TWO HUNDRED SEVENTY TWO THOUSAND AND NO/100 ----------**Dollars ($**272,000.00**)**

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

**have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:**

Land in Davidson County, Tennessee, being a certain building site being Lot No. 169, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas, as shown on said Plan and as provided in the declaration of covenants, conditions and restrictions.

BEING the same premises which Paul F. Bell and Olivia J. Bell, Husband and Wife, by Deed dated 06-01-88 and recorded in Davidson County, Tennessee in Deed Book Volume 7559, Page 939&c., granted and conveyed unto Gene W. Krause and Audrey K. Krause, Husband and Wife, in fee.

**********

| Address New Owner | Mortgagee: | Map-Parcel Numbers |
|---|---|---|
| Gary L. Deaner<br>169 Charleston Pike<br>Nashville, Tennessee<br>37205 | Chemical Bank N.A.<br>Corporation; 1000 Northchase#109<br>Goodlettsville,TN 37072 | 116-08-0-G<br>169.00CO |

MAP
IDENTIF. REFERENCE
MAY 18 12 13 PM '92
FELIX E. ROBINSON REGISTER
DAVIDSON COUNTY TN.

7649 05/13 0101 03CHECK 1013.40

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.



And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

1. Real property taxes for 1992 and all future years.
2. Covenants, REstrictions and Conditions of record in Book 4857, as supplemented and amended by instruments of record in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, said Register's Office.
3. All matters set forth on Plat of record in Book 5050, pages 67-71,**

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.) Gene W Krause .....(L. S.)
Gene W. Krause

.....(L. S.) Audrey K. Krause .....(L. S.)
Audrey K. Krause

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Carbon } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State GENE W. KRAUSE and AUDREY K. KRAUSE, Husband and Wife, the within named 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 office, in Carbon County, this 28th day of April 1992

NOTARIAL SEAL
MARTHA SKORINKO, NOTARY PUBLIC
PALMERTON, CARBON COUNTY
MY COMMISSION EXPIRES OCT 18, 1994

Martha Skorinko
Notary Public

My Commission expires

STATE OF _____
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____, the within named 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 office, in _____ County, this _____ day of _____ 19____

_____
Notary Public

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER GARY L. DEANER ET UX,
ADDRESS 169 CHARLESTON PARK
NASHVILLE, TN 37205
PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES
_____
ADDRESS _____

**as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, said Register's Office.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 272,000.00 Affiant Barbara Barnett

Subscribed and sworn to before me this 15th day of MAY 19 92

Notary Public

KEITH PRESS, INC., PRINTERS, KNOXVILLE

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

RECEIVED OF _____

FOR _____

BOOK 8628 PAGE 109

| | | |
|---|---|---|
| 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 272000.00
CON TX 1006.40
PRFEE 1.00
WDEED 6.00
TOTAL 1013.40
CHECK 1013.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/18/92 01 12:14 0001 7649

IDENTIF. REFERENCE

MAY 18 12 13 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

**No.** 531843