Fee Box 29

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8635 PAGE 228

ADDRESS NEW OWNER:
Marcus Wesley Kuhns
1200 Stratford Avenue
Nashville, TN 37216

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

MAP AND PARCEL:
MAP 72-3
PARCEL 43
15DZ 17015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Sara Lusty Grossholz, Executrix of the estate of Mary Lois Swann Lusty and Sara Lusty Grossholz, individually and Stuart Mackenzie Lusty Jr., individually hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marcus Wesley Kuhns, unmarried , 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 Part of Lot No. 235 on the Plan of Inglewood Place as recorded in Book 332, Page 101, Register's Office, Davidson County, Tennessee and further described according to a mortgage loan inspection by John Kohl & Company, P.C., 400 7th Ave. S., Nashville, TN 37203, License No. 100, dated 5-15-92 as follows:

BEING the Easterly 50 feet of the Westerly 64 feet 8 inches of Lot No. 235; fronting 50 feet on the Southerly side of Stratford Avenue and extending back between parallel lines 205 feet to a dead line in the rear whereon it measures 50 feet.

Also included in this conveyance is a 14.8 feet by 205.0 feet strip adjacent to the original description in Book 1157, Page 387, Register's Office, Davidson County, Tennessee, lying along the Easterly margin of Katherine Street. The Grantors claim title to said strip of land by virtue of their family occupying and using said property continuously since October 24, 1940 and further paying the property taxes on said strip continuously since 1964.

Being the same property conveyed to Lois Swann Lusty , by deed from Bridges Montgomery and wife, Agness Montgomery of record in Book 1157, Page 387, Register's Office for Davidson County, Tennessee. Mary Lois Swann Lusty and Lois Swann Lusty is one in the same person. The said Mary Lois Swann Lusty is now deceased and property is now vested in Sara Lusty Grossholz and Stuart Mackenzie Lusty, Jr., as evidenced by will of record in Book _____, Page _____, Probate Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This is improved property known as 1200 Stratford Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marcus Wesley Kuhns, unmarried, their heirs and assigns, forever; and we, Sara Lusty Grossholz, Executrix of the estate of Mary Lois Swann Lusty and Sara Lusty Grossholz, individually and Stuart Mackenzie Lusty Jr., individually, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of May, 1992.

Sara Lusty Grossholz, Executrix

Sara Lusty Grossholz, Individually

Stuart Mackenzie Lusty Jr., Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sara Lusty Grossholz, Executrix of the estate of Mary Lois Swann Lusty and Sara Lusty Grossholz, Individually and Stuart Mackenzie Lusty Jr., Individually, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of May, 1992.

Rhonda J. Uttenweiler
NOTARY PUBLIC

My Commission Expires: 9-25-93

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 52,500.00.

AFFIANT

Subscribed and sworn to before me this 26th day of May, 1992.

Rhonda J. Uttenweiler
NOTARY PUBLIC
My Commission Expires: 9-25-93

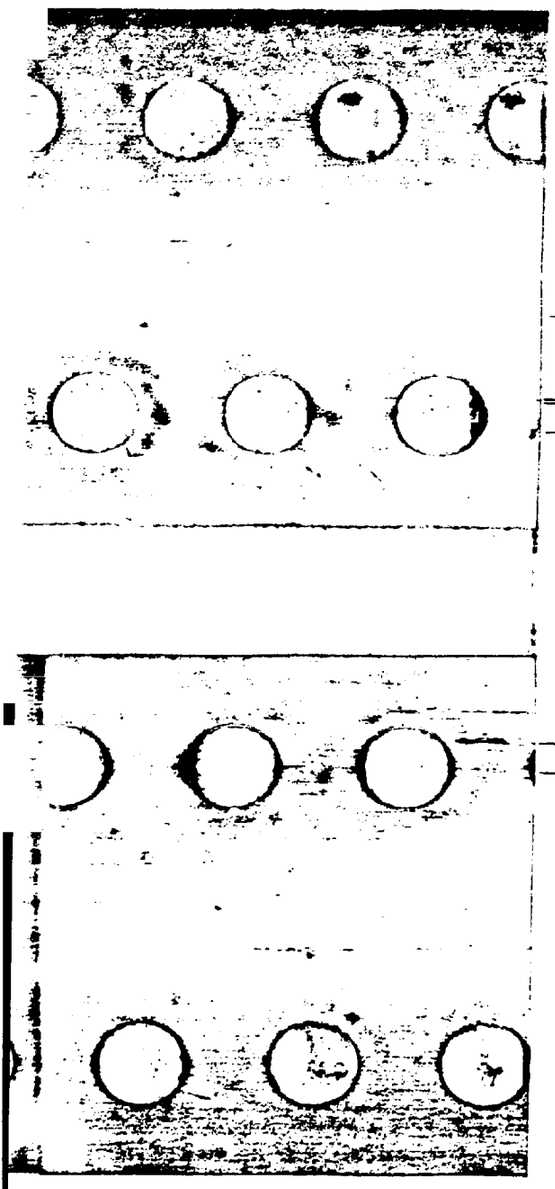
13627

IDENTIF. REFERENCE

MAY 27 2 08 PM '92

0536 05/27 0101 03CHECK 201.35

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



RECEIVED OF _____

FOR _____

BOOK 8635 PAGE 230

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 52500.00
CON TX 194.25
PRFEE 11.00
WDEED 6.00
TOTAL 211.25
CHECK 211.25

05/27/92 01 14:07 0001 0535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13627

IDENTIF. REFERENCE

MAY 27 2 08 PM '92

REGISTER'S OFFICE DAVIDSON COUNTY TN.

VOID

PRFEE 11.00
PRFEE 1.00
~~TOTAL 10.00~~
~~CHECK 10.00~~

05/27/92 01 14:08 0001 0536

TOTAL 201.25

No. 534687