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file box 29

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 19 92

Notary Public Ollie Mae Parsley

MY COMMISSION EXPIRES March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Froeschauer (NAME)	DF Southeastern Mortgage of (NAME)	MAP 133-2
258 Thuss Avenue (STREET ADDRESS OR ROUTE NUMBER)	565 Marriott Drive, Suite 250 (STREET ADDRESS)	PARCEL 54
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, IN 37210 (CITY) (STATE) (ZIP)	6DA-30176

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, Jacquelyn P. Rule and husband, Scott J. Muir

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Froeschauer

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. 30 on the Plan of Woodbine Sales Corporation Plan of Lots, called "Pleasant View", of record in Plat Book 1130 at page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Jacquelyn P. Rule, unmarried by deed from W. Steven Spears, unmarried, filed of record in Book 8308, page 386, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

P 4 U 9 8

IDENTIF. REFERENCE

MAY 29 8 42 AM '92

DAVIDSON COUNTY TN.

This is improved (X) unimproved ( ) property, known as 258 Thuss Avenue, Nashville, TN 37211
(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 22nd day of May, 19 92

Jacquelyn P. Rule

Scott J. Muir

STATE OF TENNESSEE }
County of Davidson }

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Jacquelyn P. Rule and husband, Scott J. Muir

(or proved to me on the basis of satisfactory evidence)

the bargainor s, with whom I am personally acquainted, and who acknowledged that they she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 19 95

Commission expires March 25, 1995

Ollie Mai Parsley
Ollie Mai Parsley Notary Public

STATE OF TENNESSEE }

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Jacquelyn P. Rule

TO
John D. Froeschauer

Return to:
PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

1070 05/29 0101 03CHECK 217.00

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 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 6.00
TOTAL 217.90
CHECK 217.90

05/29/92 01 08:40 0001 1070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14098

IDENTIF. TREFERENCE

MAY 29 8 42 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 535219