BOOK 8885 PAGE 783 Box 17

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Bruce J. Kunkel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 19 93

Notary Public

MY COMMISSION EXPIRES: July 24, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 203, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce J. Kunkel (NAME)	Troy & Nichols, Inc. (NAME)	MAP 133-11
3819 Valley Ridge Drive (ADDRESS)	P.O. Box 4025 (ADDRESS)	PARCEL 168
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	6DA80440

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, Johnny R. Kraus and wife, Amanda L. Kraus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce J. Kunkel and wife, Helen E. Kunkel

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. 215 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 215 fronts 74.48 feet on the westerly side Valley Ridge Drive and runs back between lines, 173.83 feet on the northerly line and 216.34 feet on the southerly line to a dead line on which is measures 107.11 feet.

Being the same property conveyed to Johnny R. Kraus by deed from John R. Kraus, Administrator, C.T.A., D.B.N., Estate of Dorothy Lutts, of record in Book 7477, page 401 and to Johnny R. Kraus and wife, Amanda L. Kraus by deed from Johnny R. Kraus of record in Book 8398, page 360, and re-recorded in Book 8404, page 590, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 3770, page 214, said Register's Office.

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

Taxes for the year 1993 are prorated and assumed by the Grantee(s) herein.

1603 03/11 0101 03CHECK 286.50

unimproved ( )
This is improved (X) property, known as 3819 Valley Ridge Drive, 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 our hand s this 10th day of March, 19 93

Johnny R. Kraus

Amanda L. Kraus

First Data Systems, Inc.
DCTN01W 12/88
1-800-826-5427

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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 Johnny R. Kraus and Amanda L. Kraus

the bargainor S, 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 Nashville, Tennessee, this 10th day of March 19 93.

Commission expires 7-24-93

Phyllis Keen
Notary Public

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

95560

IDENTIFICATION REFERENCE

MAR 11 1 30 PM '93

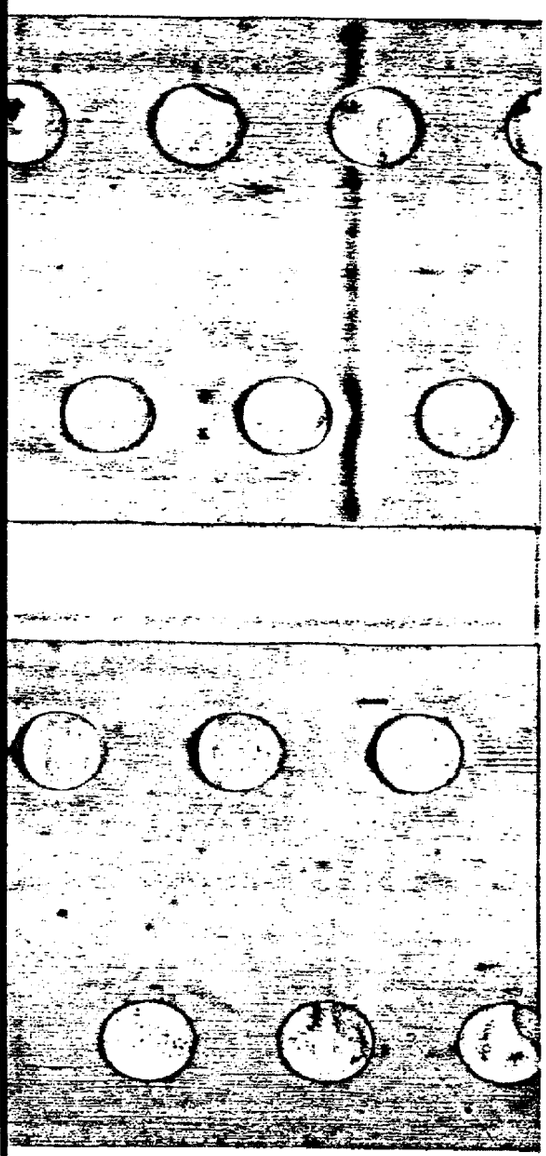
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

RETURN TO:



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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/11/93 01 13:28 0001 1603

99560

IDENTIFICATION REFERENCE

MAR 11 1 30 PM '93

DAVIDSON COUNTY, TN

No. 629138