This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8933 PAGE 32

ADDRESS NEW OWNER:
Andreas Krause and Anya Krause
1027 15th Avenue South
Nashville, Tennessee 37209

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Tennessee Bank National Association
165 Madison Avenue, Suite 700, P.O. Box 474
Memphis, Tennessee 38101

MAP AND PARCEL:
MAP 105-01
GROUP
PARCEL 146

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, AZBY Investments Inc., a Tennessee Corporation hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Andreas Krause and wife, Anya Krause, 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. 107 in the subdivision of Lot Nos. 74, 75 and 8 of the Boyd Ament tract of land, of record in Book 21, page 83, Register's Office for said County.
>
> Said Lot No. 107 fronts 30 feet on the westerly side of 15th Avenue, South, formerly Bowles Street, and runs back between parallel lines 140.6 feet to an alley.
>
> Being the same property conveyed to AZBY Investments Inc., by deed from Hal E. Wilson of record in Book 8803, page 287, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to AZBY Investments Inc., a Tennessee Corporation by deed from Hal E. Wilson of record in Book 8803, page 287, Register's Office for Davidson County, Tennessee.

This is improved property known as 1027 15th Avenue South, Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1993 taxes, a lien but not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andreas Krause and wife, Anya Krause, their heirs and assigns, forever; and We, AZBY Investments Inc., a Tennessee Corporation 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 successors, assigns, 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 my hand this the 29th day of April, 1993.

AZBy Investments, a Tennessee Corporation

Benlynn Boyle

By: Benlynn Boyle, President

1351 04/30 0101 03CHECK 227.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid personally appeared Benlynn Boyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the President, for the purposes therein contained by signing the name of the corporation by herself as President.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of April, 1993.

L. Bauchamp

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-20-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 59,000.00.

Andrea Kreuz

AFFIANT

Subscribed and sworn to before me this 29th day of April, 1993.

L. Bauchamp

NOTARY PUBLIC

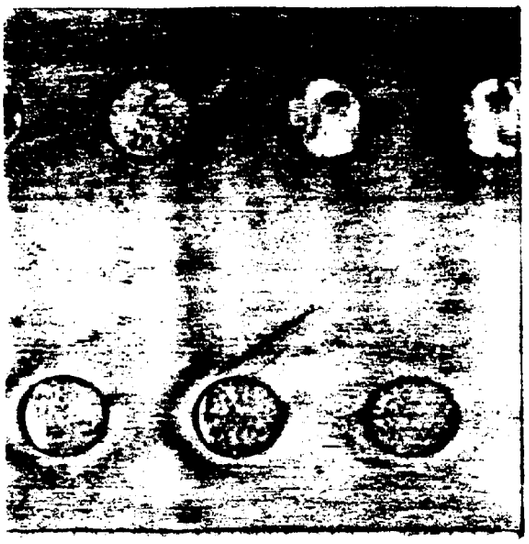
My Commission Expires: 11-20-96

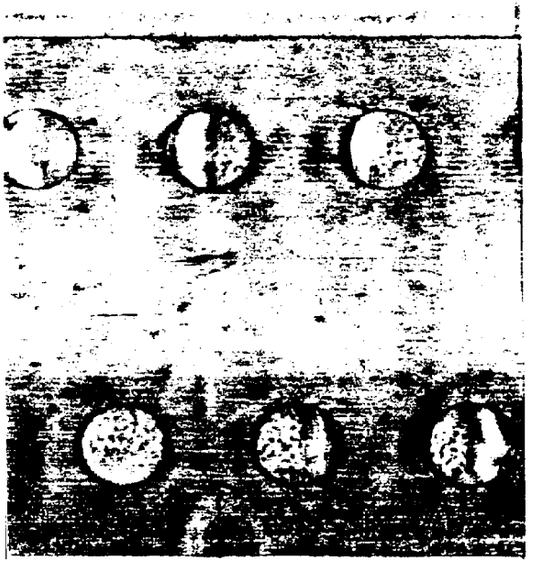
14875

IDENTIFICATION REFERENCE

APR 30 4 28 PM '93

DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____ BOOK 8933 PAGE 34

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 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

04/30/93 01 16:26 0001 1351

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1487 5

IDENTIFY REFERENCE

APR 30 4 28 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 646035