This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

0066585

IDENTIF. # REFERENCE

BOOK 9690 PG 261

95 JUN -5 AM 8:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Jasper P. 165 Charleston Park Nashville, TN 37205	Same	Map 116-8G Parcel 165

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Gene W. Krause and wife Audrey K. Krause, (the "Grantor") do hereby bargain, sell, transfer and convey unto Jasper P. Neel, married , (the "Grantee") their heirs, representatives and assigns, all their right, title and interest in and to property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being a certain building site identified as No. 165 as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67-71, Register's office for Davidson County, Tennessee, as amended, to which specific reference is here made and together with appurtenant, non-exclusive interest in the common and limited areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions.
>
> Being the same property conveyed to Gene W. Krause and wife, Audrey K. Krause by deed from Bridgestone Tire Manufacturing, (USA), Inc. of record in Book 8198, page 351, Register's Office for Davidson County, Tennessee.
>
> This is improved property generally known as 165 Charleston Park, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Jasper P. and Faye R. Neel, their heirs, representatives and assigns, forever.

AND Gene W. Krause and wife Audrey K. Krause do covenant with the said Jasper P. Neel, Married that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except for (1) taxes for 1995, a lien but not yet due and payable, which are being prorated and assumed by Grantee, (2) subject to Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, said Register's Office and as further amended by instrument of record in Book 5152, page 401, said Register's Office, amending Article 8, Section 2 thereof, also as further amended by instrument of record in Book

5514, page 138 and Book 5691, page 61, Register's Office for Davidson County, Tennessee, and by setback lines, easements, limitations and conditions as shown on the Plan of record in Book 5050, pages 67-71, said Register's Office, as amended in Book 5169, page 426; Book 5191, page 412; Book 5222, page 468, and Book 5238, page 93, said Register's Office.

AND Gene W. Krause and wife Audrey K. Krause, do further covenant and bind themselves, their heirs, representatives and assigns to warrant and forever defend the title to said land to the said Jasper P. Neel, married , their heirs, representatives and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 25 day of May, 1995.

Gene W Krause
Gene W. Krause

Audrey K. Krause
Audrey K. Krause

STATE OF Florida
COUNTY OF Manatee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gene W. Krause and wife Audrey K. Krause, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 25th day of May, 1995.

NOTARY PUBLIC Thomas P. Murphy

OFFICIAL SEAL
THOMAS P. MURPHY
Notary Public, State of Florida
My Commission Exp. 6-02-1996
Commission No. CC-108188

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 302,640.00
JPN

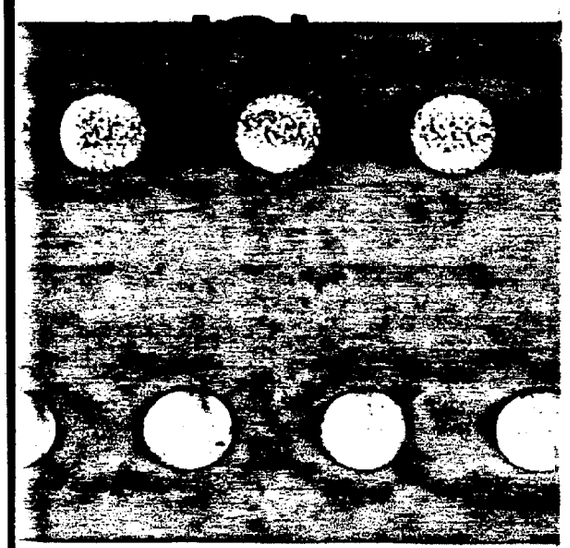
Jasper P. Neel
AFFIANT

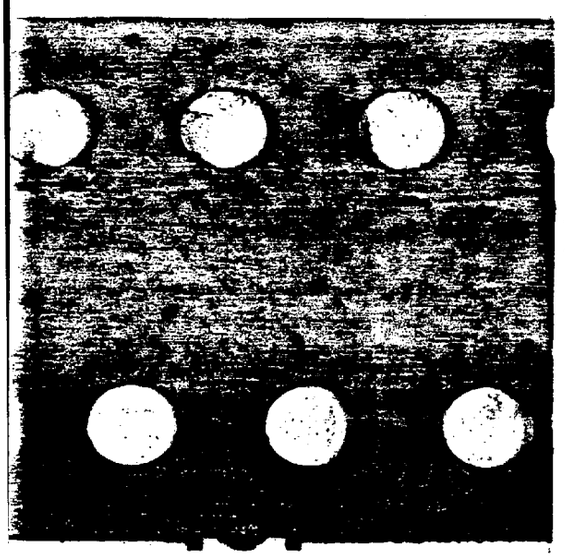
NOTARY PUBLIC

My Commission Expires: 1/21/96.

73866 05/05/95 01:03PM

NOTARY PUBLIC STATE OF FLORIDA AT LARGE LINDA S. HARRIS





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

RECEIVED OF _____

FOR _____

BOOK 9690 PG 263

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 302640.00
CON TX 1119.77
PRFEE 1.00
MDEED 8.00
TOTAL 1128.77
CHECK 1128.77
06/05/95 01 08:24 0001 7386

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0066585
IDENTIF. # REFERENCE

95 JUN -5 AM 8:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916683