0071407

This Instrument Prepared By: IDENTIF. & REFERENCE
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

95 JUN 19 PM 2:16

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Johnnie Payne
3448 Donna Kay Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC MORTGAGE CORPORATION OF PA
8360 Old York Road
Elkins Park, PA. 19117-1590

MAP AND PARCEL:
MAP 134-5
GROUP
PARCEL 53

WARRANTY DEED

BOOK 9705 PG 994

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Stephen R. Kruse and wife, Cheryl J. Kruse, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Johnnie Payne, hereinafter called the Grantee, his 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. 116 on the Plan of Section Three, Addition to Greenwood Hills, of record in Book 5200, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Stephen R. Kruse and wife, Cheryl J. Kruse by deed from The Administator of Veterans' Affairs, an Officer of the United States of America, as of record in Book 5903, page 70, Register's Office for Davidson County, Tennessee.

This is improved property known as 3448 Donna Kay Drive, Nashville, TN 37211.

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. 1995 Metropolitan Government Taxes and subsequent years, a lien but not yet due and payable.
2. Restrictive Covenants of record in Book 5259, page 933, said Register's Office.
3. Plan of record in Book 5200, page 33, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnnie Payne, his heirs and assigns, forever; and we, Stephen R. Kruse and wife, Cheryl J. Kruse, do covenant with the said Grantee 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 Grantee, his 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.

BOOK 9705 PG 995

Witness our hands this the 9th day of June, 1995.

Stephen R. Kruse

Cheryl J. Kruse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stephen R. Kruse and wife, Cheryl J. Kruse, 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 9th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 87,500.00.

AFFIANT Johnnie Payne

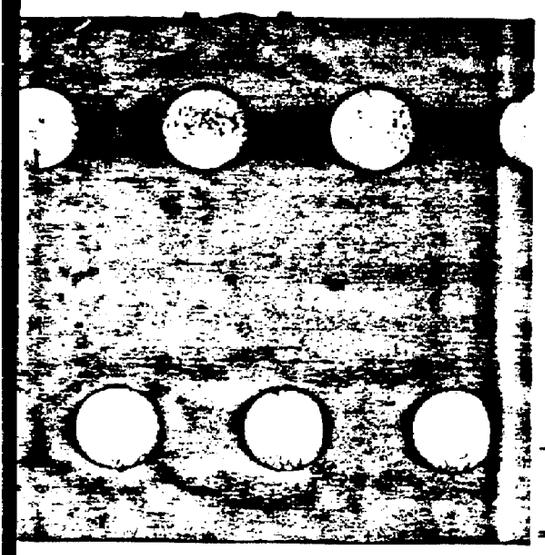
Subscribed and sworn to before me
this 9th day of June, 1995.

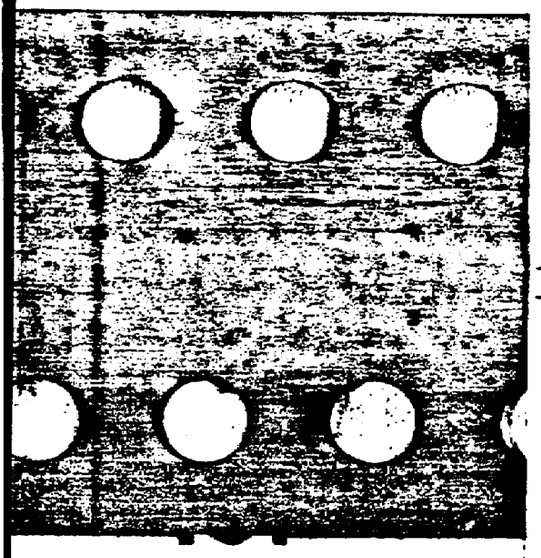
NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

2735 06/19 0101 03CHECK 332.75





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

RECEIVED OF _____

FOR _____

BOOK 9705 PG 996

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 87500.00
CON TX 323.75
PRFEE 1.00
WDEED 8.00
TOTAL 332.75
CHECK 332.75

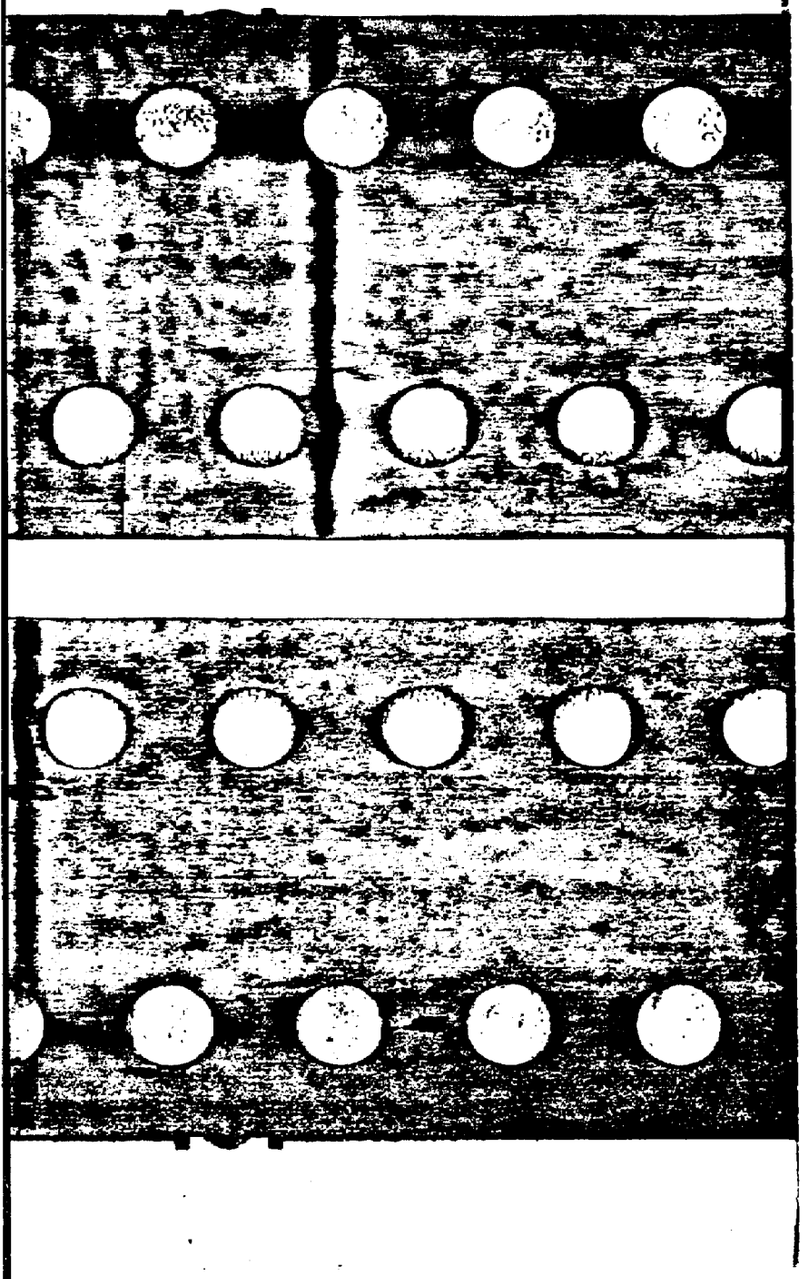
06/19/95 01 14:17 0001 2735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0071407
IDENTIF. ↑ REFERENCE

95 JUN 19 PM 2:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921958

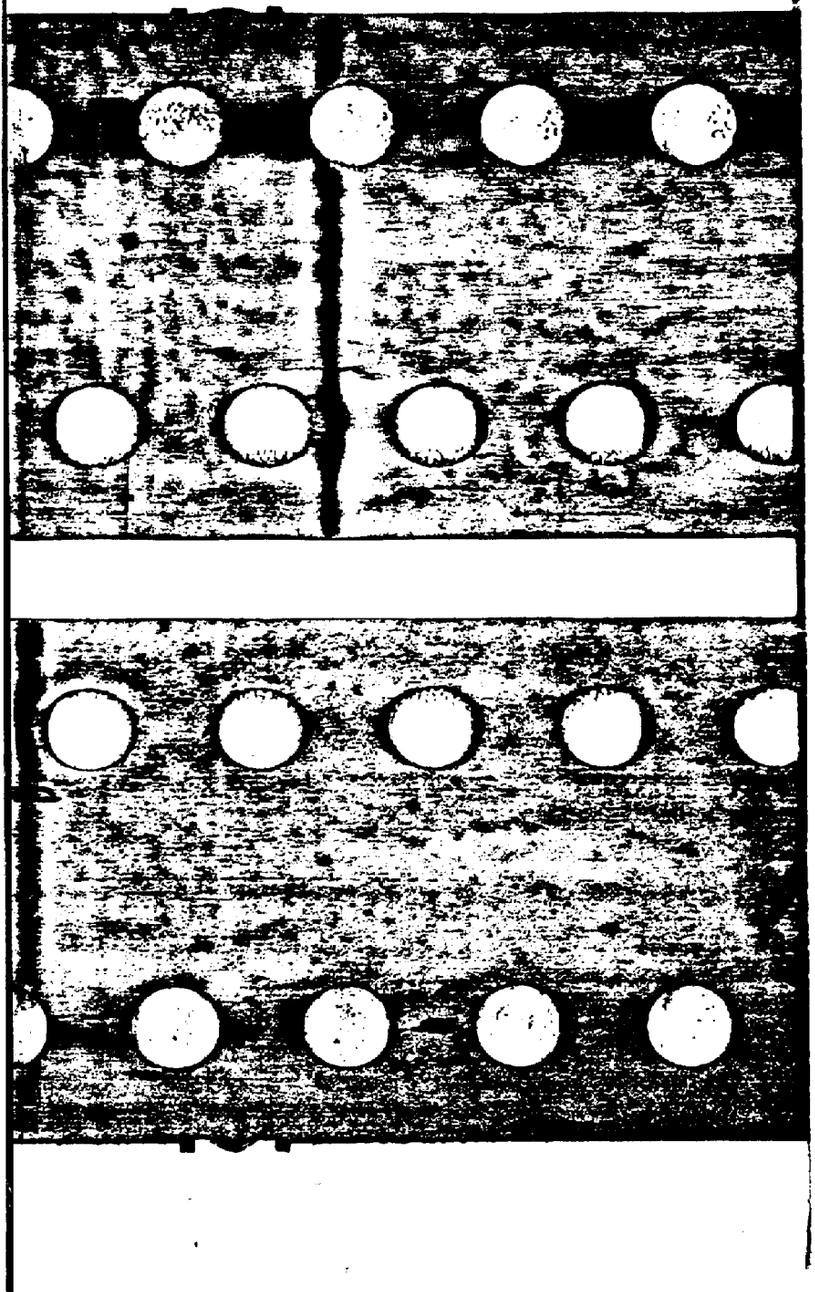


6-19-95
VOID

BOOK 9705 PG 997

BOOK 9705 PG 998

BOOK 9705 PG 999

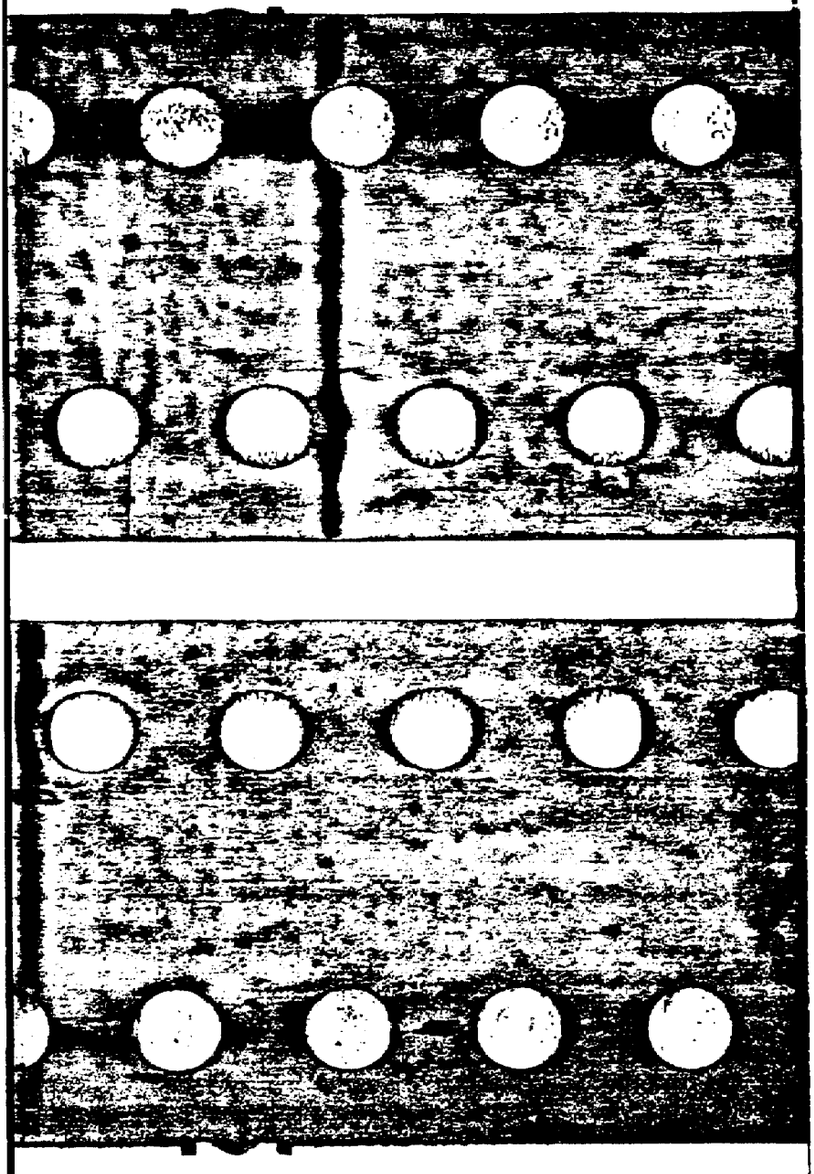


6-19-95
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