WARRANTY DEED

PREPARED BY & RETURN TO:
MOORE & BELL OVER
30 BURTON HILLS BLVD., SUITE 2
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

FILE BOX 61
FILE #

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL B. KRUSE (NAME)	BOATMENS BANK (NAME)	131-5
3605 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	4041 KNIGHT ARNOLD RD (STREET ADDRESS)	39
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	MEMPHIS, TN 38118 (CITY) (STATE) (ZIP)	7DA44860

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, MICHAEL L. SOHR AND WIFE, LINDA C. FENELON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL B. KRUSE AND WIFE, MARY JEAN KRUSE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 2 on the Plan of Resubdivision of a portion of Lots 11 and 12 Larkway Gardens, as of record in Plat Book 8250, page 173, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Michael L. Sohr and wife, Linda C. Fenelon by deed from Lee H. Stevenson and wife, Joyce Elizabeth Stevenson of record in Book 8797, page 13, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 2046, page 410; and (3) All matters appearing on the Plan of record in Plat Book 8250, page 173, said Register's Office.

BOOK 9716 PG 253

6316 06/29 0101 03CHECK 1106.42

00074678
IDENTIF. & REFERENCE

95 JUN 29 PM 1:15
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 3605 Trimble Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of June, 19 95.

Michael L. Sohr
MICHAEL L. SOHR

Linda C. Fenelon
LINDA C. FENELON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9716 PG 254

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL L. SOHR AND WIFE, LINDA C. FENELON

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd day of June, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 296,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 95

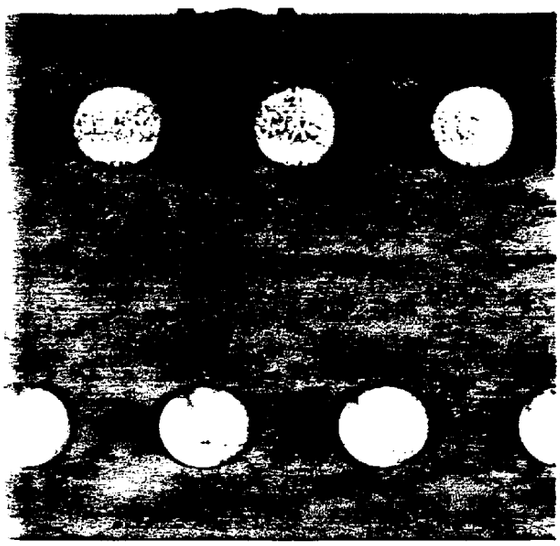
MY COMMISSION EXPIRES: 5-5-99 Notary Public
(AFFIX SEAL)

WARRANTY DEED

FROM MICHAEL L. SOHR AND WIFE, LINDA C. FENELON

TO MICHAEL B. KRUSE AND WIFE, MARY JEAN KRUSE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

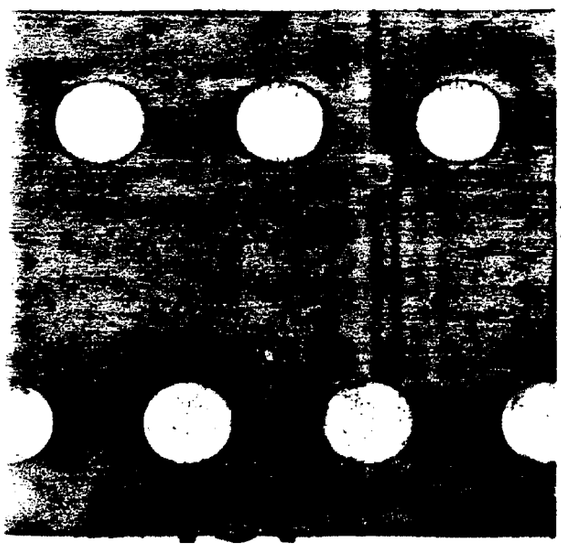
FOR _____

BOOK 9716 PG 255

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	
				296600.00
			CON TX	1097.42
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1106.42
			CHECK	1106.42
06/29/95	01		13:16 0001	6316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



00074678
IDENTIF. ↑ REFERENCE

95 JUN 29 PM 1:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 925490