B0135

WARRANTY DEED

BOOK 10140 PG 632

File No: 00280134

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John J. West	First American National	BankMap 104-11G
[NAME]	[NAME]	
2139 Acklen Avenue, Unit	C550 Metroplex Blvd.	Parcel 3
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37212	Nashville, TN 37211	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Peter J. Kruse and wife, Linda S. Kruse

have this day bargained and sold, and do hereby transfer and convey unto the said John J. West, unmarried and J. Whitney Hodge and wife, Rosemarie Hodge

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, } for this transfer is $ 97,000.00

Subscribed and sworn to before me, this the 29TH day of JULY, 19 96

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

( ) unimproved ( )

This is improved (X) property known as 2139 Acklen Avenue, C, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 29TH day of JULY, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Peter J. Kruse
By Power of Attorney In Fact

Linda S. Kruse
By Power of Attorney In Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James T. Baker, Jr., to me known (or proved to me on the basis of satisfactory evidence), to be the person who executes the foregoing instrument in behalf of Peter J. Kruse and wife, Linda S. Kruse and acknowledged that he executed the same as the free act and deed of said Peter J. Kruse and wife, Linda S. Kruse.

Witness my hand, at Nashville, Tennessee this 29th day of July, 19 96.

Notary Public

My Commission Expires: 11-10-97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

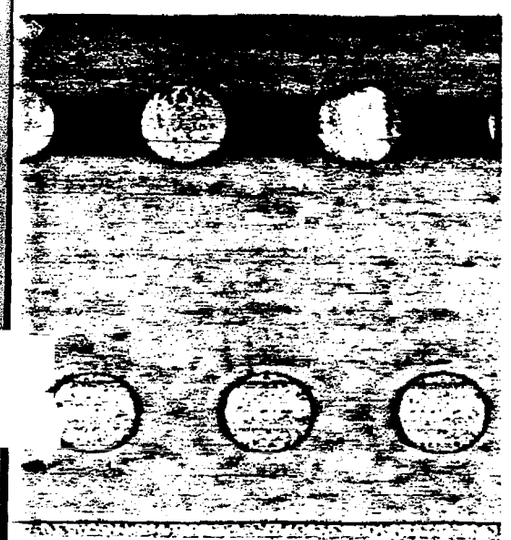
Exhibit "A"

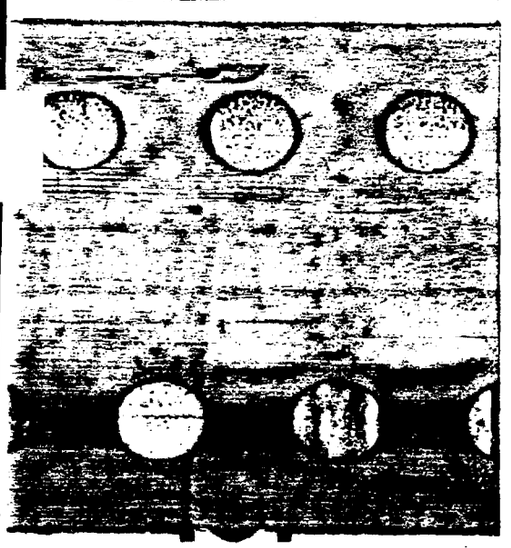
A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 3 Acklen Place Condominiums, a Horizontal Property Regime, located on Acklen Avenue, Nashville, Davidson Count, Tennessee, as shown on the Plat of Acklen Place Condominiums, recorded in Book 6250, page 450, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6561, page 954, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Acklen Place Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 6561, page 954, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

The above described property was conveyed to Peter J. O. Kruse, by deed from Otto Kruse, of record in Book 8827, page 649, Register's Office for Davidson County, Tennessee.

0209665
IDENTIF. & REFERENCE
96 AUG -1 PM 12:10
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
1800 08/01 0101 03CHECK 371.9





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

RECEIVED OF _____

FOR _____

BOOK 10140 PG 635

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 97000.00
				CON TX 358.90
				PRFEE 1.00
				WDEED 12.00
				TOTAL 371.90
				CHECK 371.90
			08/01/96 01	12:13 0001 1800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209665
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 12:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069383