0246220

IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
David B. Herlihy
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8076

96 NOV 13 PM 1:53

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BK 10253 PG 181

WARRANTY DEED

Name and Address of New Owner:
Fred Krauss and V. Louise Krauss and Viktor K. Krauss
2204 18th Avenue South
Nashville, Tennessee 37212

Send Tax Bills To:
New Owner

Street Address of Subject Property:
2204 18th Avenue South
Nashville, Tennessee 37212

Map-Parcel No:
Map 104-16
Parcel 38

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DANNY MURPHY, AN UNMARRIED PERSON,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **FRED KRAUSS AND WIFE, V. LOUISE KRAUSS, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST AND VIKTOR K. KRAUSS, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST, AS TENANTS IN COMMON,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Lenox Place of record in Book 161, page 171, Register's Office for said County, and the northerly 12 feet of the westerly 140 feet of Lot No. 43 on the Revised Plan of George W. Blair's Belmont Heights, of record in Book 332, page 117, in said Register's Office.

Being the same property conveyed to Danny Murphy by deed from Lillian Frances Hockensmith and Steve Gregory, Co-Executors of the Estate of Edward H. Hockensmith, II, deceased, of record in Book 10093, page 29, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1997 Metropolitan Davidson County taxes;

2. All matters shown on the Plan of record in Book 161, page 171 abd Book 332, page 117, Register's Office for Davidson County, Tennessee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 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 12th day of November, 1996.

Danny Murphy

DANNY MURPHY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 12th day of November, 1996, before me personally appeared DAnny Murphy, an unmarried person, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

David B. Herbert

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires May 24, 1997 STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $162,500.00.

Affiant

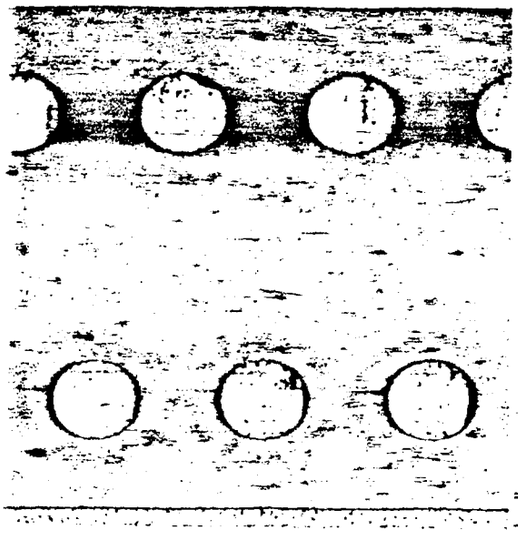
Subscribed and sworn to before me, this the 12th day of November, 1996.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0906 11/13 0101 03CHECK 614.25



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

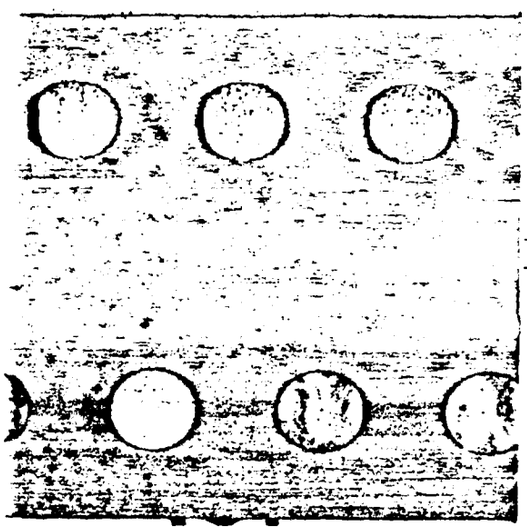
RECEIVED OF _____

FOR _____

BOOK 10258 PG 184

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
162500.00
CON TX 601.25
PRFEE 1.00
WDEED 12.00
TOTAL 614.25
CHECK 614.25
11/13/96 01 13:55 0001 0906

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246220
IDENTIF. # REFERENCE

96 NOV 13 PM 1:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087798