This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 10615 PG 111

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Kelly P. Kruse 7427 Huntwick Trail Nashville, TN 37221	CHASE MANHATTEN MTG. 200 OLD WILSON BRIDGE WORTHINGTON OH 43085	127-00-148

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $146,900.00

AFFIANT

Sworn to and subscribed before me
this 2nd day of September, 1997.

NOTARY PUBLIC

My Commission Expires: 9-23-00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **JACQUELYN S. AKBARI**, hereinafter called the "**GRANTOR**", has bargained and sold and by these presents does transfer and convey unto **KELLY P. KRUSE**, hereinafter called the "**GRANTEE**", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of Huntwick Estates, Section II, as of record in Plat Book 4860, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jacquelyn S. Akbari by Warranty Deed from Joseph W. Morris and wife, Joyce A. Morris of record in Book 9306, page 355, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1997 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 127-00-148.

2. All matters appearing on the Plan of Huntwick Estates, Section 2 of record in Book 4860, page 89, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instruments of record in Book 5124, page 142, Register's Office for Davidson County, Tennessee.

4. Mortgage Loan Inspection by John Kohl & Co., P.C. dated March 21, 1994 shows the concrete drive over and upon the drainage easement, utility easement, initial sewage soil absorption area and secondary sewage absorption area.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 7427 Huntwick Trail, Nashville, Tennessee 37221.

MANUCHER AKBARI, husband of Jacquelyn S. Akbari, hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in the subject property by reason of his marital status or otherwise.

WITNESS our hands this 18th day of September, 1997 in Brentwood, Tennessee.

Jacquelyn S. Akbari
JACQUELYN S. AKBARI

Manucher Akbari
MANUCHER AKBARI

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacquelyn S. Akbari and husband, Manucher Akbari, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of September, 1997.

Robert M. Tuff
Notary Public

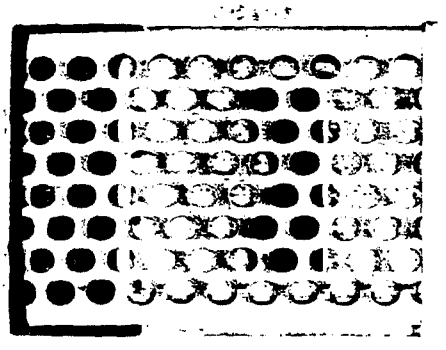
My commission expires: 9-23-00

ROBERT M. TUFF NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

0669 09/19 0101 03CHECK 552.52

135014.50
IDENTIFICATION REFERENCE

97 SEP 19 PM 2:12
FELIX Z. WALSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

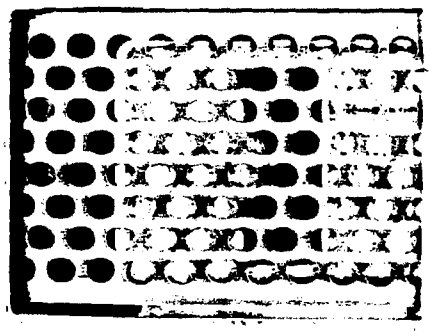
FOR _____

RBook 10615Pg113

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 146900.00	
			CON TX 543.53	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 552.53	
			CHECK 552.53	
09/19/97	01		14:13 0001 0669	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0350450

IDENTIFICATION REFERENCE

97 SEP 19 PM 2:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1200075