PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41044
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nancy K. Rudge 3104 Hunters Hill Road Nashville, TN 37214	Bank of America 9000 Southside Bvd., Bld 700, File Rcp Jacksonville, FL 32256

TAX MAP-PARCEL NUMBERS: 84-08-120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 120000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keith A. Kretzmeier and spouse, Jenny M. Kretzmeier,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy K. Rudge,** hereinafter called the **Grantee**, Grantee's 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. 118 on the Plan of Knob Section, Lincoya Hills, of record in Plat Book 2331, page 6, said Register's Office.

SAID Lot No. 118 fronts 125 feet on the northeasterly margin of Hunter's Hill Road and extends back 132.0 feet on the southeasterly line and 149 feet on the northwesterly to a broken line in the rear, measuring 176.0 feet thereon.

BEING the same property conveyed to Keith A. Kretzmeier and spouse, Jenny M. Kretzmeier, by deed from Sharon D. Ralph, unmarried, of record in Book 10395, page 286, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331, Page 6, said Register's Office, which Plan shows a 65 foot minimum building setback line from Hunters Hill Road and 10 foot easement for public utility and drainage purposes along the westerly and northeasterly lines line(s).

This is improved property, known as: 3104 Hunters Hill Road, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of June, 1999.

Keith A. Kretzmeier

Jenny M. Kretzmeier

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State of Tennessee
County of Davidson

On this 25th day of June, 1999, before me the undersigned authority, personally appeared **Keith A. Kretzmeier** and **Jenny M. Kretzmeier**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 120000.00

Affiant

Sworn and subscribed before me on the 25th day of June, 1999.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

06050114

IDENTIF. + REFERENCE

99 JUN 28 PM 4:17

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

Widoc: Deed Wty—12/92

0209 06/28 0101 03CHECK 455.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

IDENTIF. 4 REFERENCE

98 JUN 28 PM 4:17
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 455.00
CHECK 455.00

06/26/98 01 16:23 0001 5309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483786