Realty 48A

Instr:200005020043627 Page: 1 OF 2
REC'D FOR REC 05/02/2000 9:47:59AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $569.80

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires
5-20-2003

The actual consideration or value, whichever is greater, for this transfer is $154,000.00

X _____
Affiant

Subscribed and sworn to before me, this 27th day of April, 2000.

_____
Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Jimmy D. Kruse	CTX Mortgage Company	183-05-0-A
4120 October Woods Drive	801 94th Avenue North	094.00CO
Antioch TN 37013	St. Petersburg, FL 33702	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen Z. Smalley and wife, Judith M. Smalley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jimmy D. Kruse and wife, Raquel C. Kruse, hereinafter called the Grantees, their successors 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. 72 on the Plan of October Woods, Revision One, Phase Two, Section Four, of record in Plat Book 7900, Page 909 and amended in Book 9700, Pages 437 & 438, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Z. Smalley and wife, Judith M. Smalley by deed from Yazdian Construction, Inc., of record in Book 10701, Page 709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4120 October Woods Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of April, 2000.

Stephen Z. Smalley by Patty Hicks Atty in Fact

Judith M. Smalley by Patty Hicks Atty in Fact

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 Patti Heckle, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the attorney in fact for Stephen Z. Smalley and Judith M. Smalley and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and seal at Brentwood, TN, this 27th day of April, 2000.

Notary Public

My commission expires: 5/20/2003

