Box 52

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17302**	STATE OF TENNESSEE: COUNTY OF Davidson: The actual consideration or value, whichever is greater, for this transfer is: $236,900.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2000. Notary Public My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200006260063168 Page: 1 OF 2
REC'D FOR REC 06/26/2000 11:15:18AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $876.53

WARRANTY DEED

My Commission Expires SEPT. 23, 2000

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Gary D. Kruegel 513 Welton Court Nashville, Tennessee 37221	CTX Mortgage Company 2828 North Harwood Dallas, TX 75201-1516	MAP 141-15-D PAR 151.00 CO FB 09D 82098

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DONNA M. RUSSO AND HUSBAND JAMES M. BURNS, JR. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GARY D. KRUEGEL, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 513 Welton Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22th day of June, 2000.

Donna M. Russo

James M. Burns, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donna M. Russo and James M. Burns, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2000.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Phase III-C "Sheffield" on the Harpeth, as of record in Plat Book 7900, page 591, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donna M. Russo and husband, James M. Burns, Jr. by deed from Phillips Builders, Inc. of record in Book 9401, page 470, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6925, page 900, Book 7145, page 954, Book 8747, page 97; (3) By-Laws of record in Book 7145, page 964, Book 8146, page 463; (4) Charter of record in Book 6939, page 983; (5) Unanimous consent of the Directors of record in Book 8276, page 238; (6) Easements of record in Book 5738, page 829, Book 4136, page 525 and Book 4279, page 731; and (7) All matters appearing on the Plan of record in Plat Book 7900, page 591, said Register's Office.