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Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 10/31/02 14:11 2pgs
Fees:13.00 Taxes:425.50
20021031-0133614

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41231**

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$115,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 17 **DAY OF SEPTEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
Ivy Sian-Kreuzer and **Paul Kreuzer** 653 HICKEY BLVD PACIFICA, CA. 94044	SAME	**44-5-116**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, MICHAEL D. HUGHEY and wife, TINA HUGHEY**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IVY SIAN-KREUZER and PAUL KREUZER**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Rayon City of record in Book 843, page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael D. Hughey and wife, Tina Hughey by deed from Volunteer Investments, Inc., of record in Instrument Number 20010618-0063960, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Restrictive Covenants of record in Book 996, Page 324, said Register's Office; (2) Easements contained in instruments of record in Book 2100, page 608, Book 6036, Page 151 and Book 9312, Page 881, said Register's Office; (3) Matters appearing on the Plan of record in Plat Book 843, Page 13, said Register's Office, including any restrictions ancillary thereto; (4) 2002 property taxes which have been prorated and assumed by buyer; (5) zoning regulations.

Unimproved

This is improved (X) property, known as **215 Ensley Avenue, Old Hickory, Tennessee 37138**

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, 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 17th DAY OF SEPTEMBER, 2002

Michael D. Hughey
MICHAEL D. HUGHEY

Tina Hughey
TINA HUGHEY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL D. HUGHEY and wife, TINA HUGHEY, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 17 day of September , 2002.

NOTARY PUBLIC

My Commission Expires: 9/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.