ADDRESS OF NEW OWNER:
Franklin K. Rader
79 Concord Park West
Nashville, TN 37205
ADDRESS FOR FUTURE TAX ARTICLES:
Same

THE PURPOSE OF THIS DOCUMENT IS TO DESTROY THE TENANCY BY THE ENTIRETY.

WARRANTY DEED

BOOK 7679 PAGE 125

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, FRANK RADER and wife, LETITIA D. RADER, hereinafter collectively called the Grantor, have bargained and sold and by these presents do transfer and convey unto FRANKLIN K. RADER, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

Map & Par
116-8-C
Par 79 Lo

LAND in Davidson County, Tennessee, being Lot No. 79 on the plan of Revision No. 2, Sugartree, Phase #2, of record in Book 4860, pages 79 and 80, as amended in Book 4927, page 145, Book 5005, page 144, Book 5010, page 117, Book 5015, Page 550, Book 5072, page 165, Book 5052, page 840, Book 5084, page 960, Book 5152, page 401, Book 5191, page 412, Book 5121, page 89, Book 5238, page 93, Book 5122, page 326 and Book 5691, page 61, all in Register's Office for said County.

SAID Lot No. 79 fronts 60.00 feet on the southwesterly margin of Concord Park and extends back between parallel lines 100.00 feet to a dead line in the rear along landscaped commons.

Being the same property conveyed to Frank Rader and wife, Letitia D. Rader, by deed from Jack H. Dalton and wife, Jeanette H. Dalton, of record in Book 6621, Page 72, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, all as made applicable to Sugartree, Phase 2, by instrument of record in Book 4874, page 463, and amended in Book 5514, page 138 and Book 5691, page 61,

said Register's Office, and to the matters set forth in the above referenced plan of record.

This is improved property, known as 79 Concord Park West, Nashville, Tennessee 37205.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 30th day of September, 1988.

Frank Rader

Frank Rader

Letitia D. Rader

Letitia D. Rader

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30 day of September, 1988, before me personally appeared FRANK RADER and wife, LETITIA D. RADER, 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 who acknowledged that they executed the same as their free act and deed.

Amy D. Etchingham
Notary Public

My Commission Expires:
September 26, 1992

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $ 425,000.

Frank Rader
Affiant

Sworn to and subscribed before me on this the 30 day of September, 1988.

Amy D. Etchingham
Notary Public

My Commission Expires:
September 26, 1992

NOTARY PUBLIC ETCHINGHAM DAVIDSON COUNTY TENN.

For purposes of this document, Frank Rader and Franklin K. Rader are one and the same person.

Prepared by: Greenebaum Doll & McDonald.

7.6 7.6 1.

IDENTIFICATION REFERENCE

OCT 17 3 03 PM '88

FELIX Z. WILSON REGISTER DAVIDSON COUNTY

MAIL ENV.

7622 10/17 0101 03CHECK 9.00