Mail

THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this, transfer is $ 84,000.00.

Affiant

Subscribed and sworn to before this 12th day of October 1990.

Notary Public

My Commission Expires: 7-22-94

Address New Owner:	**Send Tax Bills to:**	**Map/Parcel Nos.**
THEODORE P. KRAKOWIAK 2811 Belmont Boulevard Nashville, Tennessee 37212	FIRST TENNESSEE BANK P. O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 117-A PARCEL 263 24W 01080

TRUSTEE'S DEED BOOK 8217 PAGE 783

FOR AND IN CONSIDERATION of the sum of EIGHTY FOUR THOUSAND AND 00/100 DOLLARS ($84,000.00), cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **FIRST AMERICAN NATIONAL BANK, AS TRUSTEE OF THE RESIDUAL TRUST UNDER THE WILL OF ROY A. CARTER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THEODORE P. KRAKOWIAK and wife, LAURA H. KRAKOWIAK and MARGARET KRAKOWIAK, unmarried,** 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:

> BEING the north one-half (1/2) of Lot No. 9 on the Map of Belmont Terrace, of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.
>
> SAID part of Lot No. 9 fronts 50.0 feet on the westerly side of Belmont Boulevard and runs back between parallel lines, 180.0 feet to an alley.
>
> BEING the same property conveyed to Roy A. Carter by deed from Alice Batey of record in Book 4008, page 667, Register's Office for Davidson County, Tennessee; the said Roy A. Carter having since died and his Will of record in Will Book 164, page 556, Probate Court Clerk's Office for Davidson County, Tennessee, authorizing the above named Trustee to sell and convey subject property.
>
> This is improved property known as 2811 Belmont Boulevard, Nashville, Tennessee 37212.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns forever. And Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set forth herein.

And Grantor does further covenant and bind itself, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through, and under Grantors, but no further or otherwise.

The warranties and covenants hereunder of FIRST AMERICAN NATIONAL BANK, as Trustee of the Residual Trust Under the Will of Roy A. Carter, are made in as full and ample a manner as they can and should do in such capacity, but no further or otherwise.

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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 12th day of October, 1990.

FIRST AMERICAN NATIONAL BANK, AS TRUSTEE OF THE RESIDUAL TRUST UNDER THE LAST WILL AND TESTAMENT OF ROY A. CARTER, but no further nor otherwise.

BOOK 8217 PAGE 784

By: _____

Title: V.P.

0370 10/16 0101 03CHECK 284.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mitchell A. Watts, a Notary Public of the State and County aforesaid, personally appeared Emmett Russell III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be V.P. of FIRST AMERICAN NATIONAL BANK, AS TRUSTEE OF THE RESIDUAL TRUST UNDER THE WILL OF ROY A. CARTER, the within named bargainor, a corporation, and that he as such V.P., executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as V.P..

WITNESS my hand and official seal at office in Nashville, Tennessee, this 12th day of October, 1990.

_____
Notary Public

My Commission Expires: 1-23-94

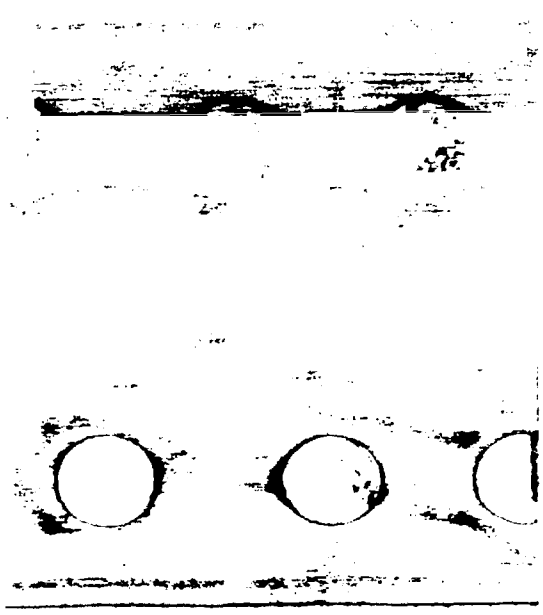
NOTARY PUBLIC AT LARGE TENNESSEE

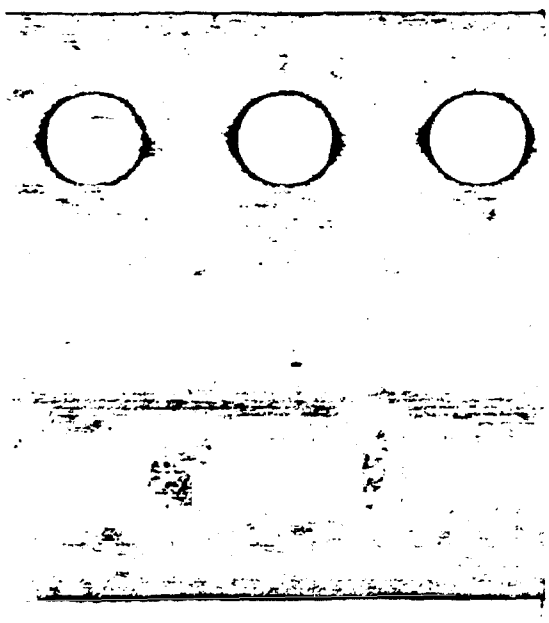
65061

IDENTIF. TREFERENCE

OCT 16 9 04 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8217 PAGE 785

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT 84000.00	
			CON TX 277.20	
			PRFEE 1.00	
			MDEED 6.00	
			TOTAL 284.20	
			CHECK 284.20	
10/16/90	01		09:05 0001 0370	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65061

IDENTIF. TREFERENCE

OCT 16 9 04 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 364568