THIS INSTRUMENT PREPARED BY:
JOSEPH B. PITT, JR., ATTORNEY
FIRST AMERICAN CENTER
NASHVILLE, TN 37238
Box 35 00275356

BOOK 9596 PG 525

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Daniel Joseph Kraus | Plaza Home Mortgage Bank, FSB | Map 150-2 |
| (NAME) | (NAME) | |
| 749 Lake Terrace | P.O. Box 5115 | Parcel 382 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37217 | Lake Forest, California 92630-8615 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND 00/100----------
----------(10.00)---------- *Dollars,*

Cash in hand paid by Daniel Joseph Kraus and Dina Brown Kraus, husband and wife, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, 2248 02/15 0101 03CHECK 205.10

Desire Usery , unmarried

*have this day bargained and sold, and do hereby transfer and convey unto the said* Daniel Joseph Kraus and Dina Brown Kraus, husband and wife,

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 26-B, Zone Lot Division Lots 16, 17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44 & 45 on the Plan of Harbor Gate, Section One, of record in Book 6250, page 638, amending Book 5200, page 712, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Desire Usery, by deed from Scott M. and wife, Tammy R. Atkins and William C. Seeley, of record in Book 8548, page 548, Register's Office for Davidson County, Tennessee.

95 FEB 16 AM 10:04
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

34612
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is $* 53,000.00

*Subscribed and sworn to before me this the* 14 *day of* February *19* 95

*My commission expires:* 11-10-95 *(Affix Seal)*

*Affiant* Daniel Joseph Kraus

*Notary Public*

*This is improved (X) property, known as* 749 Lake Terrace (House Number) Nashville, TN 37217 (Street) (P.O. Address) (City or Town)

*unimproved ( )*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* 14 *day of* February *19* 95 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Desire Usery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* Desire Usery , unmarried

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 14 *day of* February, 19 95.

*Notary Public*

*Commission expires* 11-10-97

LINDA V. JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

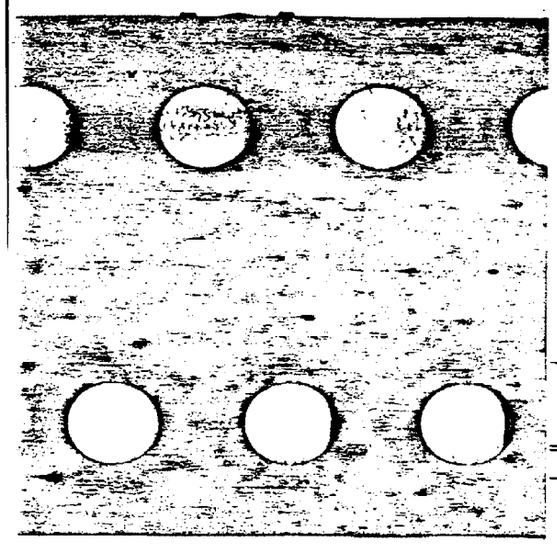
*Commission expires* _____

**WARRANTY DEED**

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

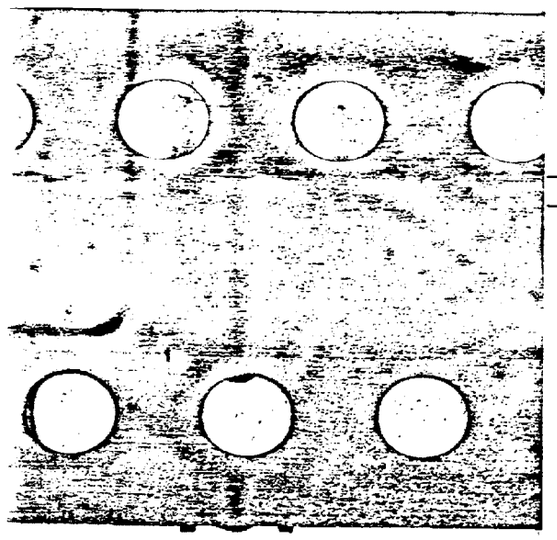
RECEIVED OF _____

FOR _____

BOOK 9596 PG 527

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|



CAMT 53000.00
CON TX 196.10
PRFEE 1.00
WDEED 8.00
TOTAL 205.10
CHECK 205.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/15/95 01 22403 0001 2248

34612
IDENTIF. ↑ REFERENCE

95 FEB 16 AM 10:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 881953