PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9634 PG 450

W & I Ref: (cmw) Title No: 36243
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer A. Kraus 1240 General George Patton Road Nashville, TN 37221	McFarland Dyer

TAX MAP-PARCEL NUMBERS: 142-09-E-40 09D 78837

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Myrick, Randy Myrick, Wade Myrick and Anita Myrick,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer A. Kraus, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1240, together with the carport designated as 1240-C, on the plan of River Plantation, Section Seven, Phase One, of record in Book 5200, pages 705 and 706 as amended in Book 6392, page 321, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Robert L. Myrick, single, by deed from Dennis P. Darroch and wife, Joyce R. Darroch, of record in Book 6800, page 477, said Register's Office. The said Robert L. Myrick has since died, and the will of Robert Lee Myrick of record in Will Book 6, page 145, Clerk and Masters Office for Weakly County, Tennessee, devised subject property to James Myrick, Randy Myrick, Wade Myrick and Anita Myrick. A certified copy of said will is recorded immediately prior hereto.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6226, Page 9, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This instrument is executed on behalf of Randy Myrick, Wade Myrick and Anita Myrick by James Myrick as Attorney in Fact pursuant to a Power of Attorney of record in Book 9615, page 733, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this instrument and incorporated herein by reference.

This is improved property, known as: 1240 General George Patton Road, Nashville, TN 37221

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 30th day of March, 1995.

James Myrick

James Myrick

Randy Myrick

Randy Myrick, By: James Myrick, Atty-In-Fact

Wade Myrick

Wade Myrick, By: James Myrick, Atty-In-Fact

Anita Myrick

Anita Myrick, By: James Myrick, Atty-In-Fact

State of Tennessee
County of Davidson

On this 30th day of March, 1995, before me the undersigned authority, personally appeared **James Myrick**, 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 acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires:

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 110000.00

Peggy D. Jennings

Affiant

Sworn and subscribed before me on the 30th day of March, 1995.

Rebecca L. Graham

Notary Public

My Commission Expires: 5-24-97

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 **James Myrick**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Randy Myrick, Wade Myrick and Anita Myrick**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on March 30, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: James Myrick, Randy Myrick, Wade Myrick and Anita Myrick

TO: Jennifer A. Kraus

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

James Myrick, Affiant

Sworn to and subscribed before me

on March 30, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

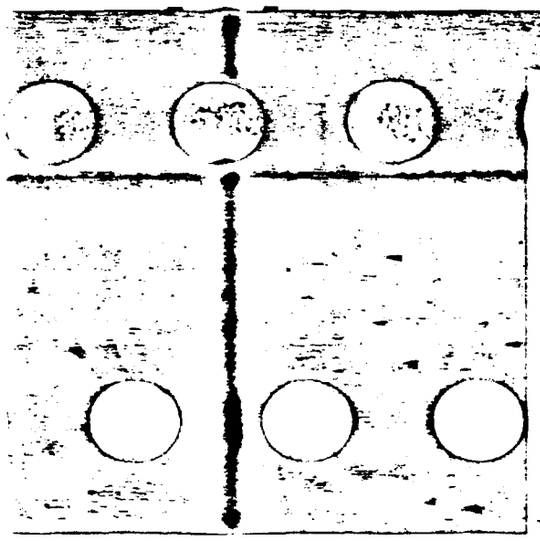
My Commission Expires:_____

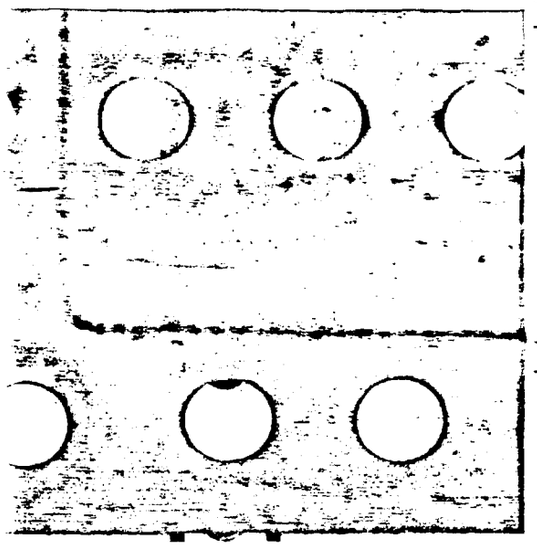
47733

IDENTIFICATION REFERENCE

95 APR -3 AM 08

5688 04/03 0101 03CHECK 420.00





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

RECEIVED OF _____

FOR _____

BOOK 9634 PG 453

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				110000.00
			CON TX	407.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	420.00
			CHECK	420.00
04/03/95		01	11:07	0001 6698

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47733
IDENTIFICATION REFERENCE
95 APR -3 AM 11:08
DAVIDSON COUNTY, TN.

No. 896229