BOOK 9763 PG 456

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This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
R & J Properties, Inc. 148-150 Belle Forrest Circle Nashville, Tennessee 37221	same	Map 114 Parcel No. 204.1

For and in consideration of the sum of Ten and 00/100--------($10.00)----------DOLLARS, and other good and valuable consideration, GLORIA ANN DALTON KRAAG, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto R & J PROPERTIES, INC., a Tennessee Corporation, hereinafter referred to as Grantee, its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A parcel of land in the 8th Civil District of Davidson County, Tennessee, on east side of Old Hickory Boulevard and being a portion of a tract of record in Book 3033, page 605, Register's Office for Davidson County, Tennessee, and more completely described as follows:
>
> Beginning at a point in the east margin of Old Hickory Blvd. 361 feet north of the center line of Tolbert Drive, thence, with said margin North 04° 01' 03" West a distance of 100 feet to a concrete monument; thence, North 84° 55' 26" East a distance of 248.00 feet to a concrete monument; thence, South 26° 03' 55" East a distance of 126.50 feet to a concrete monument at the southeast corner of this tract; thence, North 86° 38' 29" West a distance of 74.21 feet to a concrete monument; thence, South 86° 47' 35" West a distance of 221.87 feet to the point of beginning, according to a survey by Michael V. Holmes, RLS #213, dated January 21, 1993, being .6537 acres more or less.
>
> Being part of the same property conveyed to Gloria Ann Dalton Kraag from Carol L. McCoy, Trustee by Deed of record in Book 5723, Page 562 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters shown on the recorded plan and to the restrictions and easements of record.

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, its heirs and assigns, forever; and I do covenant with the Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns against the lawful claims of all persons, whomsoever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $195,000.00.

Director
Affiant

Subscribed and sworn to before me, this the 28th day of July, 1995.

Sandy King
NOTARY PUBLIC

My Commission Expires:
My Commission Expires MAY 23, 1998

This is unimproved property known as 612 Old Hickory Blvd, Nashville, Tennessee 37209.

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.

LOUIS R. KRAAG, Husband of GLORIA ANN DALTON KRAAG, joins in this conveyance to convey any and all interest, if any, he may have in the property.

Witness my hand this 28th day of July, 1995.

Gloria Ann Dalton Kraag
GLORIA ANN DALTON KRAAG

Louis R. Kraag
LOUIS R. KRAAG

95 AUG 15 PM 3:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0089903

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 GLORIA ANN DALTON KRAAG, individually, the 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 28th day of July, 1995.

Sandy King
Notary Public

My Commission Expires MAY 23, 1998
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

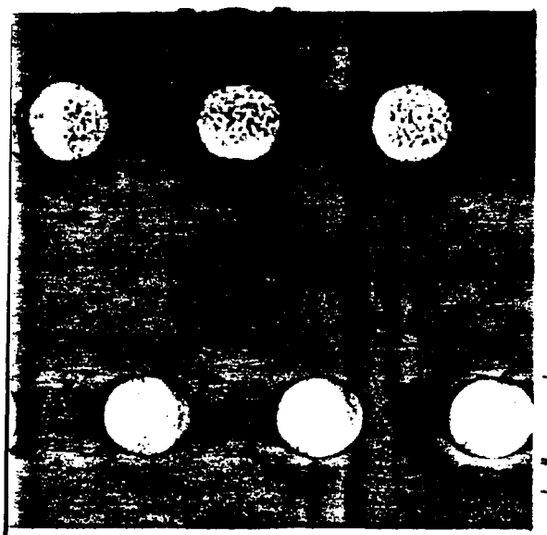
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named LOUIS R. KRAAG, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

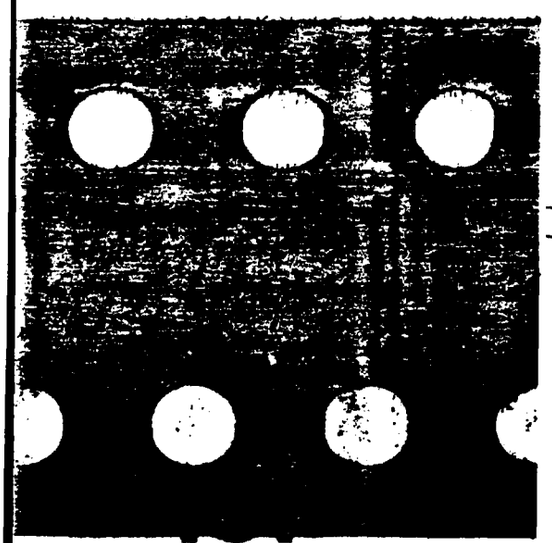
Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 1995.

Sandy King
Notary Public

My Commission Expires MAY 23, 1998
My Commission Expires: _____

08/15 010 SCHECK 730.50





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

RECEIVED OF _____

FOR _____

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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 195000.00
CON TX 721.50
PRFEE 1.00
RECD 8.00
TOTAL 730.50
CHECK 730.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/15/95 01 15:50 0001 2901

0089903
IDENTIF. ↑ REFERENCE

95 AUG 15 PM 3:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 941883