This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9961 PG 534

ADDRESS NEW OWNER:
Gerald J. Krahn
3312 Hamilton Church Road
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chase Manhattan Mortgage Corporation
1500 North 19th Street
Monroe, Louisiana 71201

MAP AND PARCEL:
MAP 150-14
PARCEL 88
2DX09504

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Southeast Builders Group hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gerald J. Krahn, 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 Lot 8, Section Two on the Plan of the Addition to Jamestown Estates, of record in Plat Book 8250, page 371, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Southeast Builders Group , by deed from Jerry Butler Construction, Inc. of record in Book 9961, Page 532, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to all easements and building setback lines of record in Book 8250, Page 371, said Register's Office.

This conveyance is subject to an Easement for Maintenance and Use of Septic Tank of record in Book 5936, Page 511, said Register's Office.

This is unimproved property known as 3312 Hamilton Church Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gerald J. Krahn, Unmarried, their heirs and assigns, forever; and we, Southeast Builders Group do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0154743
IDENTIF. ↑ REFERENCE

96 FEB 29 AM 11:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this the 28th day of February, 1996.

BOOK 9961 PG 535

Southeast Builders Group

Kenneth S. Victory, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth S. Victory as , General Partner of Southeast Builders Group, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the , General Partner of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

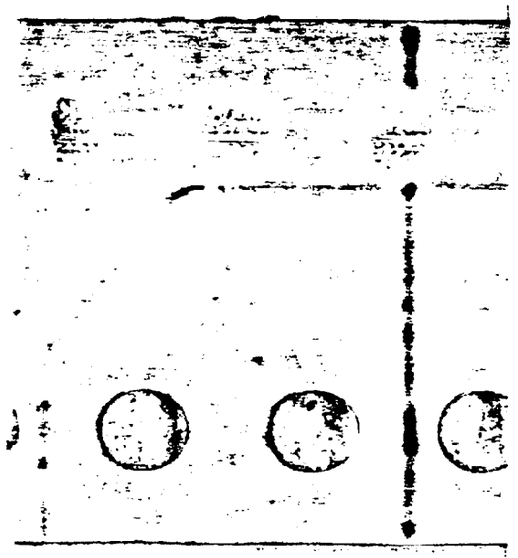
The actual value or consideration, whichever is greater, for this transfer is $ 89,900.00.

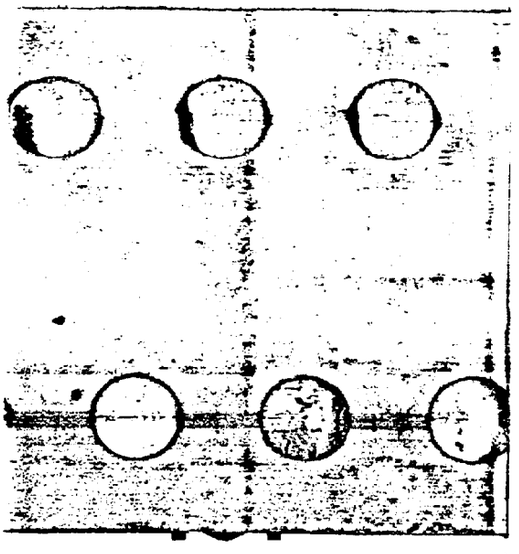
AFFIANT

Subscribed and sworn to before me this 28th day of February, 1996.

NOTARY PUBLIC
My Commission Expires: 9-21-96

2667 02/29 0101 03CHECK 341.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9961 PG 536

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 89900.00
CON TX 332.63
PRFEE 1.00
WDEED 8.00
TOTAL 341.63
CHECK 341.63

02/29/96 01 11:04 0001 2667

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0154743
IDENTIF. ↑ REFERENCE

96 FEB 29 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010808