BOOK 10263 PG 192

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

File Box 24

ADDRESS NEW OWNER:
Louis R. Kraag and Gloria A. Kraag
521 Paragon Mills Road
Nashville, TN 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 119-1
PARCEL 234

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, I, James C. Carroll, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Louis R. Kraag and wife, Gloria A. Kraag, as joint tenants with right of survivorship, 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 No. 167 on the Map of Overhill City and W. H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30 of Cumberland Nurseries Subdivision, of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James C. Carroll by Quitclaim Deed from Brenda Carroll, of record in Book 10259, Page 62, Register's Office for Davidson County, Tennessee.

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

6848 11/19 0101 03CHECK 120.00

Taxes for 1996 have been pro-rated and paid.

Brenda Kay Carroll and Brenda Carroll is one and the same person.

This is improved property known as 2229 Foster Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Louis R. Kraag and wife, Gloria A. Kraag, their heirs and assigns, forever; and I, James C. Carroll, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 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.

0247844
IDENTIF. & REFERENCE

96 NOV 19 PM 12:23
DAVIDSON COUNTY, TN.

Witness my hand this the 18th day of November, 1996.

BOOK 10263 PG 193

James C. Carroll

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James C. Carroll, unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

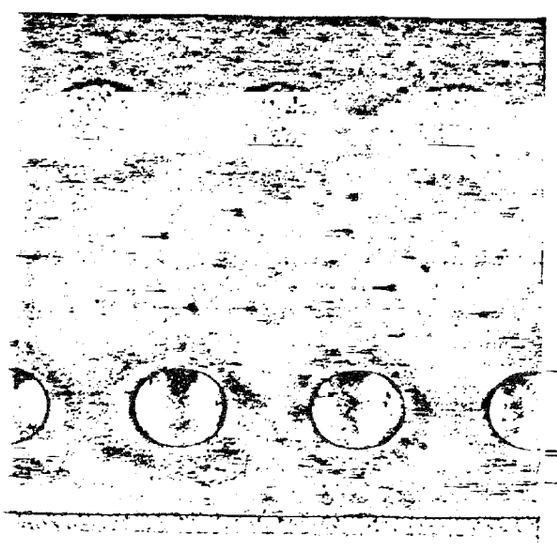
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

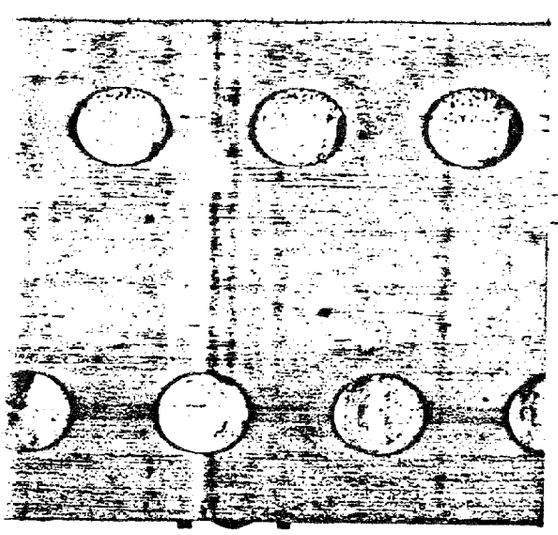
The actual value or consideration, whichever is greater, for this transfer is $ 30,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of November, 1996.

NOTARY PUBLIC
My Commission Expires: 3/22/97





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

RECEIVED OF _____

FOR _____

BOOK 10263 PG 194

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	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	8.00
TOTAL	120.00
CHECK	120.00

11/19/96 01 12:25 0001 6848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247844
IDENTIF. ← REFERENCE

96 NOV 19 PM 12:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1089565