BOOK 11055 PAGE 842 Box 2

ROSIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay McDonald	First Trust Mortgage Company	172-01-A-99.00CO
(NAME)	(NAME)	
75 Trotwood Down	6525 Quail Hollow	06DU-82294
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Edward J. Kramer and wife, Lynne L. Kramer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kay McDonald, married

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:

Land in Davidson County, TN, BEING Lot No. 99 on the Plan of Copperfield Revised, of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Edward J. Kramer and wife, Lynne L. Kramer, by deed from Zaring Homes, Inc., Trustee, an Ohio corporation, of record in Book 8648, Page 38, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 555-559; restrictions of record in Book 7071, page 482 and Book 7208, page 889; TVA Easement of record in Book 2437, page 8 and Book 2438, page 376; Dedication of common areas in Book 7150, page 358; all of record in the Register's Office for Davidson County, Tennessee.

The signature of Edward J. Kramer is effected by the signature of his Attorney-in-Fact, Lynne Kramer pursuant to the Specific Power of Attorney recorded immediately prior to the recording hereof.

Edward J. Kramer and Edward Kramer are one and the same person.

unimproved ( )
This is improved (X) property, known as 75 Trotwood Down, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 29th day of July 19 98

Edward J. Kramer by Lynne L. Kramer ATTy in fac
Edward J. Kramer

Lynne L. Kramer
Lynne L. Kramer

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynne L. Kramer

the bargainor s, 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 Brentwood, Tennessee, this 29th day of July, 19 98.

Commission expires 3/27/99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Lynne Kramer with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-In-Fact for Edward J. Kramer the within named bargainor(s), and that he/she as such Attorney-In-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Edward J. Kramer the within named bargainor(s) by the said Lynne Kramer as such Attorney-In-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 29th day of July, 19 98.

NOTARY PUBLIC

My Commission Expires: 3/27/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

WARRANTY DEED

FROM

Edward J. Kramer and wife,
Lynne L. Kramer

TO

Kay McDonald

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

0471919
IDENTIF. ↑ REFERENCE

98 AUG -6 PM 1:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3655 08/06 0101 03CHECK 1017.40

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

RECEIVED OF _____

FOR _____

BOOK 11055 PAGE 844

CO - CONVEYANCE
MO - MORTGAGE
WD - WARR..NTY 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 272000.00
				CON TX 1006.40
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 1017.40
				CHECK 1017.40
08/06/98	01			13:28 0001 3655

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0471919
IDENTIF. ↑ REFERENCE

98 AUG -6 PM 1:2

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1329239