THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00

Affiant

Subscribed and sworn to before me, this 26th day of February 1999

Notary Public

My Commission Expires: 11-16-01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RAYMOND D. PRICE 1027 15th Avenue, South Nashville, Tennessee 37212	FIRST AMERICAN NATIONAL BANK First American Center Nashville, Tennessee 37237	MAP 105-01 PARCEL 146

BOOK 11367 PG. 897

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THOUSAND AND NO/100------ ---------- ($ 150,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, ANDREAS KRAUSE AND WIFE, ANYA KRAUSE hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RAYMOND D. PRICE AND WIFE, TRACY L. PRICE 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. 107 in the subdivision of Lot Nos. 74, 75 and 8 of the Boyd Ament tract of land of record in Book 21, page 83, Register's Office for Davidson County, Tennessee.

SAID Lot No. 107 fronts 30.0 feet on the westerly side of 15th Avenue, South, formerly Bowles Street, and runs back between parallel lines 140.6 feet to an alley.

BEING the same property conveyed to Andreas Krause and wife, Anya Krause, by deed from AZBY Investments Inc., a Tennessee Corporation, of record in Book 8933, page 32, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 MAR -4 AM 10:46
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN

MAIL ENV. 055647.2
IDENTIF. # REFERENCE

This is improved property known as 1027 15th Avenue, South, Nashville, Tennessee 37212

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Boyd Ament Tract of land of record in Book 21, page 83, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ _themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hand_s_ on this the _26th_ day of _February_, 19 _99_.

Andreas Krause by Anya Krause
ANDREAS KRAUSE

Anya Krause
ANYA KRAUSE

BOOK 11367 PG. 898

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 Anya Krause, 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 this 26th day of February, 19 99.

My Commission Expires: 11-18-01 ~~9/29/2001~~

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANYA KRAUSE, to me known to be the person who executed the foregoing instrument in behalf of ANDREAS KRAUSE and acknowledged that she executed the same as the free act and deed of the said ANDREAS KRAUSE.

WITNESS my hand an seal this 26th day of February, 1999.

Notary Public

My commission expires: 9/29/01

MITCHELL A. PATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3693 02/04 0101 03CHECK 566.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11367 PG. 899

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05564472

IDENTIF. 4 REFERENCE

99 MAR -4 AM 10:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 566.00
CHECK 566.00

03/04/99 01 10:44 0001 3693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1432871