BOOK 11380 PG. 246 BOX 44

THIS INSTRUMENT PREPARED BY:
Jeff Mobley
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me, this 11 day of March, 1999.

Notary Public

My Commission Expires: 5/30/99

Address New Owner As Follows:
Roger Grooms
611 4th Avenue South
Nashville, TN 37210

Send Tax Bills To:

SAME

Map-Parcel Number:
093-10-366/13W10615
093-10-367/13W 12575
093-10-368/13W 12570

7345 03/11 0101 03CHECK 292.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERRI D. KRAFT, GLENDA KRAFT CUCHER AND KAY DRAFT RAYBIN, pursuant to the will of Cyril Kraft, deceased, of record in Will Book 221, page 346, Probate Court Clerk's Office of Davidson County, Tennessee**, by these presents do transfer and convey unto **ROGER GROOMS**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT ONE:
Being parts of lots numbered "thirty-five" (35) and "thirty-six" (36) on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee, and further described according to survey made by Erle Drake, County Surveyor, March 26, 1928, as follows:
Beginning at a point on the east side of Fifth Avenue, South, at the southeast corner of said Avenue and Highland Street; running thence eastwardly along Highland Street 139-3/4 feet, more or less, to a point; thence southerly 47.4 feet to a point; thence westwardly at right angles 141 feet to the east margin of said Fifth Avenue South; thence northwardly along the east margin of said Avenue 39 1/2 feet to the beginning.

Being the same property conveyed to Cyril Kraft and wife, Lillian B. Kraft by deed from Bessie G. Brandt of record in Book 3967, page 522, Register's Office for Davidson County, Tennessee; the said Cyril Kraft and wife, Lillian B. Kraft having since died with Lillian B. Kraft predeceasing Cyril Kraft, and by will of record in Will Book 221, page 346, Probate Court Clerk's Office of Davidson County, Tennessee, title was devised to Sherri D. Kraft, Glenda Kraft Cucher Kay Kraft Raybin.

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

110517.1

TRACT TWO:
Land in Davidson County, Tennessee, being part of lots Nos. 35 and 36 on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for said County, described as follows:
Beginning at a point 40 feet west of the southwest corner of Lea Street and an alley; thence eastward with Lea Street 40 feet to an alley; thence southward with said alley 48 feet, more or less, to a point; thence westward and parallel with Lea Street 40 feet to a point; thence northward and parallel with said alley 48 feet, more or less, to the beginning.

Being the same property conveyed by to Cyril Kraft and wife, Lillian Kraft by deed from Calvin A. Buchman and wife, Libby S. Buchman, of record in Book 3967, page 526, Register's Office for Davidson County, Tennessee; the said Cyril Kraft and wife, Lillian B. Kraft having since died with Lillian B. Kraft predeceasing Cyril Kraft, and by will of record in Will Book 221, page 346, Probate Court Clerk's Office of Davidson County, Tennessee, title was devised to Sherri D. Kraft, Glenda Kraft Cucher Kay Kraft Raybin.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 536 5th Avenue South, 419 Lea Avenue and 417 Lea Avenue, Nashville, TN 37206.

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, his heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 11 day of March, 1999.

Sherri D. Kraft
Sherri D. Kraft

By: _____
David L. Raybin, Attorney-in-fact

Glenda Kraft Cucher
Glenda Kraft Cucher

By: _____
David L. Raybin, Attorney-in-fact

Kay Kraft Raybin
Kay Kraft Raybin

By: _____
David L. Raybin, Attorney-in-fact

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID L. RAYBIN,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact**, of the makers or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 11 day of March, 1999.

Wesley D. Thomas
Notary Public

My Commission Expires: 5/30/99

055 99918
REFERENCE
99 MAR 11 PM 3:45

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05599918

IDENTIFICATION REFERENCE

99 MAR 11 PM 3:45

RECEIVED
FILED

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	292.50
CHECK	292.50

03/11/99 01 15:44 0001 7345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436487