47

BOOK 11432 PG. 57

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Key & John Shelby	SAME AS NEW OWNER	MAP 43-11
(NAME)	(NAME)	
831 Wren Rd.		PARCEL 126
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Jeffrey Steven Kramer the only Heir-at-law of Judith Karen Kramer, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Key and John Shelby

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, Tennessee, being Lot No. 83 of Tract One of an unrecorded plan which is a part of a recorded plan of Anderson Estates of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, described as follows:

Said lot begins at a point on the easterly margin of McArthur Drive, at the corner of Lot Nos. 82 and 83; being 175 feet, more or less, south of the southerly margin of Dupont Avenue; thence with the line between Lots Nos. 82 and 83, eastwardly 150 feet to the common corner of Lot Nos. 83, 82, 19 and 18, thence with the line between Lot Nos. 83 and 18, southwardly 50 feet to the common corner of Lot Nos. 83, 84, 18 and 17; thence with the line between Lot Nos. 83 and 84, westwardly 150 feet to the easterly margin of McArthur Drive; thence with said Drive, northwardly 50 feet to the beginning.

Being the same property conveyed to Judith Karen Kramer by deed from Lois J. Long, now being Lois J. Long Cox and husband, Robert Earl Cox, of record in Book 10622, Page 574, Register's Office for Davidson County, Tennessee. The said Judith Karen Kramer having since died intestate on November 15, 1998, in King County, Seattle, Washington. Jeffrey Steven Kramer executes this instrument as Administrator pursuant to Letters of Administration, Docket #99P121 in the Seventh Circuit Court of Davidson County, Tennessee. Jeffrey Steven Kramer being the only heir-at-law of the deceased Judith Karen Kramer.

unimproved ( )
This is improved (X) property, known as 124 McArthur Drive, Madison, TN 37115
(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 my hand this 8th day of April, 19 99

Jeffrey Steven Kramer

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 Jeffrey Steven Kramer

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 instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 8th day of April, 19 99

Commission expires 3/23/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0574221
DEED OR REFERENCE
99 APR 14 PM 3:01
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
2502 04/14 0101 03CHECK 196.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11432 PG. 59

0574221

IDENTIFICATION REFERENCE

99 APR 14 PM 3:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	196.00
CHECK	196.00

04/14/99 01 15:03 0001 2502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451476