BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

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State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is **$45,000.00**.

X Ricky Carr
Affiant

Sworn to and subscribed before me this 30 day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 7-27-2000

ADDRESS - NEW OWNER
Ricky Carr
2227 11th Ave, N
Nashville, TN 37208

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 93-16
Parcel 16

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Morris Kraft, as to a one-third interest, Maxie Biener, as to a one-third interest and Bruce E. Buchman, Trustee and Lee S. Kraft, Trustee, as to a one-third interest**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Ricky Carr**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Maury and Claiborne, as of record in Book 21, page 84 and 85, Register's Office for Davidson County Tennessee, to which plan reference is here made for a more complete and accurate description.

Said Lot No. 82 fronts 35 feet on the westerly side of Claiborne Street and extends back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Morris Kraft, Calvin A. Buchman and Maxie D. Biener by deed from Maxie D. Biener, of record in Book 6174, page 798, Register's Office for Davidson County, Tennessee, the said Calvin A. Buchman having since died and devised his interest in said property to Bruce E. Buchman and Lee S. Kraft, Trustees, of record in Will Book 147, page 210, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 120 Claiborne Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, 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 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 30 day of September, 1999.

Morris Kraft
Morris Kraft

Maxie Biener by Morris Kraft atty. in fact
Maxie Biener

Bruce E. Buchman Trustee
by Lee S. Kraft, atty in fact
Bruce E. Buchman, Trustee

Lee S. Kraft, Trustee
Lee S. Kraft, Trustee

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, **Morris Kraft**, the Bargainer, 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 this 30 day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 7-27-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30 day of September, 1999, before me personally appeared **Morris Kraft**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Maxie Biener**, and acknowledged that such person executed the same as the free act and deed of **Maxie Biener**.
Witness my hand and official seal this 30 day of September, 1999.

NOTARY PUBLIC

My Commission Expires 7-27-2002.

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, **Lee S. Kraft,** Trustee, the Bargainer, 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 this 30 day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 7-27-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30 day of September, 1999, before me personally appeared **Lee S. Kraft,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Bruce E. Buchman,** Trustee, and acknowledged that such person executed the same as the free act and deed of **Bruce E. Buchman,** Trustee.

Witness my hand and official seal this 30 day of September, 1999.

NOTARY PUBLIC

My Commission Expires 7-27-2000.

06423 10

FOR REFERENCE

99 OCT -4 PM 12:01

REGISTER
DAVIDSON COUNTY, TN.

05-181 MORTGAGE TAX PAID $0.00 10/04/99 12:01

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

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0642310

CROSS REFERENCE

99 OCT -4 PM 12:01

RECORDED
DAVIDSON COUNTY, TN.

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
UDEED	12.00
CFEE	2.00
TOTAL	181.50
CHECK	181.50

10/04/99 01 12:04 0001 5322

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523212