WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November 1999

Notary Public

MY COMMISSION EXPIRES: 10-31-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom Krasnow	New Owner	72-7-112
(NAME)	(NAME)	
1409 Kirkland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, 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, Michael C. Eades and wife, Susan S. Eades

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tom Krasnow, unmarried

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:

Property located at: 1409 Kirkland Avenue, Nashville, Davidson County, State of Tennessee, 37216, AND:

Land in Davidson County, Tennessee, being Lot No. 15 and Part of Lot No. 16 on the Plan of the L.A. Warren Re-Subdivision, of Block C of R.M. Dudley's Subdivision of record in Book 843, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the southerly side of Kirkland Avenue and runs back between lines 92.4 feet on the easterly line and 76.8 feet on the westerly line to the northerly line of Tennessee Electrical Power Company right-of-way, measuring 52.5 feet thereon.

Said part of Lot No 16 fronts 25 feet on the southerly margin of Kirkland Avenue and runs back between line 65 fet on the west line and 76.8 feet on the east line to a dead line in the rear on which it measures 47 feet.

Being the same property conveyed to Michael C. Eades and wife, Susan S. Eades by deed dated 12/31/87, from Jim Patton a/k/a James P. Patton, filed for record on 01/04/88, in Book 7441, page 836, Register's Office for Davidson County, Tennessee.

CONTINUED

7173 12/01 0101 03CHECK 136.80

unimproved ( )
This is improved (X) property, known as 1409 Kirkland Ave., Nashville, Tennessee 37216
(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 24th day of November 1999

Michael C. Eades

Susan S. Eades

99 DEC -1 PM 3:21
RECEIVED
DAVIDSON COUNTY, TN.
REGISTER

MAP-PARCEL REFERENCE

06628571

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 Michael C. Eades and wife, Susan S. Eades

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 24th day of November 1999.

Commission expires 1-31-2002

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 _____ .

My commission expires _____

Notary Public

--CONTINUATION--

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

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 11764 PAGE 563

0662857

INSTRUMENT REFERENCE

99 DEC -1 PM 3:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	34000.00
CON TX	125.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	136.80
CHECK	136.80

12/01/99 01 15:22 0001 7173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544775