WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/01 09:44 2pgs
Fees:11.00 Taxes:590.15

20010509-0048029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2001

Notary Public

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

LAURA GLEAVES NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENNESSEE
My Commisison Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent Krause (NAME)	Kent Krause (NAME)	MAP 117-4
2944 Primrose Circle (ADDRESS)	3508 Central Avenue (ADDRESS)	PARCEL 349
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville TN 37205 (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, John Miller Clark, III and wife, Jessica Browning Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kent Krause

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 a part of Lot No. 4, Block "B" on the plan of Belmont Terrace Annex No. 4 of record in Book 974, page 97, Register's Office for said County, and being described according to a survey of John Kohl and Company, P.C. Tennessee No. 100, dated November 24, 1986, as follows:

Said portion of Lot No. 4 fronts 65 feet on the southerly margin of Primrose Circle and extends back 77.9 feet on the northwesterly line and 80.00 feet on the southeasterly line to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to John Miller Clark, III by deed from Clifford J. Harrison, III of record in Book 9901, page 292, Register's Office for Davidson County, TN.

Jessica Browning Clark joins in this conveyance to convey any interest she may have as the wife of John Miller Clark, III.

Subject to restrictions of record in Book 1174, page 492 and Book 1191, page 223, said Register's Office.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 3983, page 229, and electric power transmission line and underground sewer easement of record in Book 4891, page 832, and to all matters shown on the plan of record in Book 974, page 97, said Register's Office.

Taxes for the year 2001 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2944 Primrose Circle, Nashville, TN 37212
(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 27th day of April, 2001

John Miller Clark, III

Jessica Browning Clark

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 John Miller Clark, III and wife, Jessica Browning Clark

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 Nashville, Tennessee, this 27th day of April, 2001.

Commission expires 5-27-01 3-10-05

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

LEGAL DESCRIPTION CONTINUATION

The legal description in the same as the previous deed of record.