Box 13

f.c 1768

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/01 12:38 2pgs
Fees:11.00 Taxes:447.70

20010615-0063525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip E. Krokowiak	Bank of America	MAP 75
(NAME)	(NAME)	
4210 Hermitage Road	275 Valencia Ave	PARCEL 13
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37138	Brea CA 92822	
(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, Diane Y. Easter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip E. Krokowiak 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:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Being part of the eastern portion of Lot No. 8 in the Division of the Land of John Donelson (Colored), deceased as set out in the decree of the County Court of Davidson County, Tennessee, in the cause of Lawrence et al, v. Lyerson et al, as per Minute Book T, page 620, Register's Office for Davidson County, Tennessee, and the plan of said Division is on record in Page 621 of said Minute Book T, said part of said lot containing 1-1/2 acres, more or less, and described according to a survey by Richard B. Omohundro dated January 20, 1979, as follows:

Said part of Lot No. 8 fronts 346.5 feet on the westerly margin of Hermitage Road (formerly Hadley Bend Road) and extends back 175 feet, more or less, on the southerly lot line and 270 feet, more or less, along the northerly lot line to a line in the rear on which it meaures 355 feet, more or less.

Being the same property conveyed to Diane Y. Easter, an unarried person, by deed from Steven A. Perkins and wife, Gin Cardwell (now Perkins) of record in Book 8690, page 447, said Register's Office.

This conveyance is subject to 2001 real property taxes which have been prorated and assumed by the grantee(s) and all matters appearing on the plan of record in Minute Book T, page 621, said Register's Office; and all restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 4210 Hermitage Road, Hermitage, Tennessee 37138
(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 11th day of June, 2001

(X) Diane Y. Easter
Diane Y. Easter

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 Diane Y. Easter

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of June, 2001.

Commission expires _____

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