Davidson County DEEDWARR
Recvd: 07/19/01 10:25 2pgs
Fees:13.00 Taxes:146.89
20010719-0076535

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
VOLUNTEER CONSTRUCTION OF NASHVILLE, LLC
121 21st Avenue North, Suite 302
Nashville, TN 37203

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 83-1
PARCEL 138.00
27W-21965

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Roberta Rittenberry Craus, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto VOLUNTEER CONSTRUCTION OF NASHVILLE, LLC, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING the westerly part of Lot No. 23, on the Plan of W. H. Hyronemus Addition, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to C. P. Craus and wife, Roberta Craus by deed from THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES of record in Book 1163, Page 409, Register's Office for Davidson County, Tennessee. The said C. P. Craus having since died.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Linda Craus Mayes executed this instrument on behalf of Roberta Rittenberry Craus pursuant to a Power of Attorney of record in INST: 20010529-0055241, Register's Office, Davidson County, Tennessee.

Roberta Craus and Roberta Rittenberry Craus is one and the same person.

Taxes for 2001 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1008 Sharpe Avenue, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said VOLUNTEER CONSTRUCTION OF NASHVILLE, LLC, its successors and assigns, forever; and I, Roberta Rittenberry Craus, a widow do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, ihts successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 18th day of July, 2001.

Roberta Rittenberry Craus by Linda Craus Mayes, Attorney in Fact

Linda Craus Mayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Linda Craus Mayes 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, and who further acknowledged that she is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 18th day of July, 2001.

Notary Public

My Commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 39,700.00.

AFFIANT

Subscribed and sworn to before me this 18th day of July, 2001.

NOTARY PUBLIC
My Commission Expires: 11/27/2004