Davidson County DEEDWARR
Recvd: 07/20/01 09:29 2pgs
Fees:13.00 Taxes:326.85

20010720-0077035

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
01TN00670

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$88,326.60 $88334.60

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27TH DAY OF JUNE, 2001

Notary Public

MY COMMISSION EXPIRES:

ERINN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHERMAN R. HUNTER **529 SPANN COURT** **ANTIOCH, TN 37013**	**SAME**	**148-3-149**

FOR AND IN 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,

VERNON M. KRAUS AND WIFE, RUBY J. KRAUS

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

SHERMAN R. HUNTER AND WIFE, PEGGY F. HUNTER

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 LOT NO. 1031 ON THE PLAN OF CHEROKEE HILLS, SECTION 10, OF RECORD IN PLAT BOOK 4660, PAGE 27, REGSITER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT FRONTS 79.24 FEET AROUND A CURVE IN THE EAST MARGIN OF SPANN COURT AND RUNS BACK 158.5 FEET ON THE NORTH LINE AND 122.1 FEET ON THE SOUTH LINE, TO A BROKEN REAR LINE MEASURING 73.95 FEET.

BEING THE SAME PROPERTY CONVEYED TO VERNON M. KRAUS AND WIFE, RUBY J. KRAUS BY DEED FROM SAMMIE L. JOHNSON AND WIFE, DWILETTE L. JOHNSON, DATED OCTOBER 26, 1990 OF RECORD IN BOOK 8226, PAGE 205, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Unimproved ( )
This is improved (X) property known as **529 SPANN COURT, ANTIOCH, TN 37013**
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 hands this 27TH day of JUNE, 2001

Vern M. Kraus
VERNON M. KRAUS

Ruby J. Kraus
RUBY J. KRAUS

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 Vernon M. Kraus and wife, Ruby J. Kraus the bargainors 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 June, 2001.

Commission Expires:_____ Erinn K. Markham
Notary Public

ERINN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 25, 2003

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 _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2001, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2001.

My commission expires:_____ _____
Notary Public