WARRANTY DEED

L-AVM-01-2996

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $66,900.00

Beth Morgan
Affiant

Subscribed and sworn to before me this 31st DAY OF August, 2001.

Notary Public

MY COMMISSION EXPIRES: 1-10-05
(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van Richmond	Kellner Mortgage Investments	
2421 Brasher Avenue (ADDRESS)	2828 E. Trinity Mills (ADDRESS)	72-13-141
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Carrollton, TX 75006 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM N. KREMIS, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto VAN RICHMOND AND MARY RICHMOND, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly front 46 1/2 feet and 50 feet rear of Lot No. 116 on the Map of Trevecca Subdivision of Renraw, as of record in Book 421, Pages 72 and 73, Register's Office for said County.

Being the same property conveyed to William N. Kremis by Warranty Deed from Sarah A. Anderson and Doris A. Turner dated March 24th, 1988 of record in Deed Book 7504, Page 778, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2421 Brasher Avenue, Nashville, Tennessee 37206
(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/our hand(s) this 31st day of August, 2001.

William N Kremis by
William N. Kremis

Karen Hoff Attorney in Fact

Davidson County DEEDWARR
Recvd: 09/18/01 10:32 2pgs
Fees:13.00 Taxes:247.53

20010918-0100824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of August, 2001, before me personally appeared Karen Hoff to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William N. Kremis and who acknowledged that she executed the same as the free act and deed of the said William N. Kremis by virtue of that Power of Attorney, duly executed by the said William N. Kemis on August 20, 2001 and recorded concurrently herewith in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2001.

ROBYN L. E. DUBRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires JAN. 31, 2004

RETURN TO: