SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/12/01 13:48 2pgs
Fees:13.00 Taxes:462.50
20011012-0111601

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE
My Commission Expires MAR. 27, 2005

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 10th DAY OF ~~September~~ October, 2001.

NOTARY PUBLIC: ~~ASH~~

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Letitia Upton	AmSouth Bank	Map 149.04
280 Sailboat Drive	2050 Parkway Office Cr.	Parcel 89
Nashville, TN 37217	Birmingham, AL 35244	

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,

Joseph M. Krueger and wife, Heidi M. Krueger

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Letitia Upton, 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 313 ON THE PLAN OF EDGE-O-LAKE ESTATES SECTION 6 OF RECORD IN PLAT BOOK 3700, PAGES 15 AND 16, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH M. KRUEGER AND WIFE, HEIDI M. KRUEGER, BY DEED FROM JEFFREY M. FOX AND WIFE, RUTH M. FOX, DATED SEPTEMBER 29, 1996, AND OF RECORD IN BOOK 10175, PAGE 810, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3700, Page 15 and 16, Register's Office for Davidson County, Tennessee, including but not limited to a 15' minimum building setback line along the front of said lot, a 30' minimum building setback line along the SW side of said lot, and a 10' easement for utilities and drainage purposes along the NE side of said lot.
3) Property is subject to Restrictive Covenants contained in Book 3908, Page 161, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 280 Sailboat Drive, Nashville, TN 37217
(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 10th day of ~~September~~ October, 2001.

Joseph M. Krueger

Heidi M. Krueger

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joseph M. Krueger and wife, Heidi M. Krueger, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of ~~September~~ October, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076