RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40295 FILE BOX "7"**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/01 17:28 2pgs
Fees:13.00 Taxes:185.93

20011105-0121237

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 50,250.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **31ST DAY OF OCTOBER, 2001.**

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 26, 2002

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N., NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
KEITH KRAFT and	**S A M E**	**82-3-335**
MICHAEL COOPER		**20W 23380**
210 25th Avenue, N. #123		
Nashville, TN 37203		

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 **SAVANNAH LAUDERDALE and Husband, FLOYD LAUDERDALE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH KRAFT and MICHAEL COOPER, as Tenants in Common**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

LAND in Davidson County, Tennessee, being Lot No. 93 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Savannah Lauderdale by deed from Mark Thomas Swindell and wife, Marion R. Swindell of record in Book 5378, page 239, Register's Office for Davidson County, Tennessee. The said Floyd Lauderdale, husband of Savannah Lauderdale, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

Unimproved ( )

This is improved (**X**) property, known as **1106 Stainback Avenue, Nashville, Tennessee 37207**

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 31ST DAY OF OCTOBER , 2001.

X Savannah Lauderdale X Floyd Lauderdale

SAVANNAH LAUDERDALE

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 SAVANNAH LAUDERDALE, the bargainor, 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.

* and husband, FLOYD LAUDERDALE

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of October, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002