02

Realty 487

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,500.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2001.

Notary Public
My commission expires: 05/30/04

Davidson County DEEDWARR
Recvd: 01/11/02 14:52 2pgs
Fees:13.00 Taxes:501.35
20020111-0004992

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30th 2004

Address of New Owner:	Send Tax Bills to:	Tax Information
Karol M. Krahn	1st Trust Bank For Savings	147-10-0
5047 Suter Drive	P.O. Box 17257	015.00
Nashville TN 37211	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher A. Hyde and wife, Allison B. Hyde and Kenneth M. Hyde and wife, Charlotte M. Hyde, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Karol M. Krahn, hereinafter called the Grantees, their successors 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. 240 on the Plan of Section Five, Caldwell Country Estates, of record in Book 3300, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Christopher A. Hyde and wife, Allison B. Hyde and Kenneth M. Hyde and wife, Charlotte M. Hyde, joint tenants with rights of survivorship by deed from Richard N. Shipp and wife, Debra J.M. Shipp, dated January 28, 1999, recorded in Book 11321, Page 895, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5047 Suter Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 December, 2001.

Christopher A. Hyde

Allison B. Hyde

Kenneth M. Hyde, by Christopher A. Hyde, Attorney in Fact

Charlotte M. Hyde, by Christopher A. Hyde, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher A. Hyde and Allison B. Hyde, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of December, 2001.

Catherine R. Vass
State of Tennessee at Large

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

My Commission expires 05/30/04

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher A. Hyde, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Kenneth M. Hyde and Charlotte M. Hyde and that he is authorized by them to execute this instrument on their behalf.

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

05/30/04
Commission expires

Notary Public

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004