Davidson County DEEDWARR
Recvd: 02/27/02 10:47 3pgs
Fees:18.00 Taxes:1110.00
20020227-0024852

NEW OWNER:

ANDERSON GILMORE PARTNERSHIP
P. O. Box 23246
NASHVILLE, TN 37202

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 02-0188

Map-Parcel Numbers: 105-16-122 Field Book 06DA-23115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thousand and 00/100 Dollars ($300,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ESTATE OF DOUGLAS JOHN CRAMNER, SR., WILLIAM D. ROBINSON, CO-ADMINISTRATOR and JULIE R. ROWLAND, CO-ADMINISTRATOR** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ANDERSON GILMORE PARTNERSHIP, a partnership composed of Sherman Anderson and Martin Gilmore**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lots Nos. 64 and 65 on the Plan of Corinne Place, of record in Plat Book 332, page 1, Register's Office for said county, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Douglas J. Cramner by deed from Eldon B. Miller, Trustee of Eldon B. Miller Revocable, dated August 29, 1996, and of record in Book 10181, page 478, Register's Office for Davidson County, Tennessee. Douglas J. Cramner is now deceased. Pursuant to Agreed Order of the Probate Court for Williamson County, Tennessee in the Matter of the Estate of Douglas John Cramner, Sr. No. P013007 entered December 13, 2001, said real property was ordered to be sold. William D. Robinson and Julie R. Rowland were appointed as Co-Administrators of the estate on October 31st, 2001.

Douglas J. Cramner is one and the same person as Douglas John Cramner, Sr.

This description is the same as in the prior deed.

This is not the principal residence of any of the Grantors.

THIS IS IMPROVED PROPERTY, known as 2131 Utopia Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances, estate, title and interest, and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property in fee simple; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor binds ourselves, our heirs and representatives, and will forever warrant and defend the title to said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 332, Page 1, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURES hereto this 22nd day of February, 2002.

ESTATE OF DOUGLAS JOHN CRAMNER, SR.

William D. Robinson Co-Administrator
WILLIAM D. ROBINSON, Co-Administrator

Julie R. Rowland, Co-Administrator
JULIE R. ROWLAND, Co-Administrator

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILLIAM D. ROBINSON, CO-ADMINISTRATOR and JULIE R. ROWLAND, CO-ADMINISTRATOR OF THE ESTATE OF DOUGLAS JOHN CRAMNER, SR.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of February, 2002.

A P. Drake
NOTARY PUBLIC

My commission expires: 5-16-04

NOTARY PUBLIC AT LARGE

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The actual consideration or value, whichever is greater, for this transfer is **$300,000.00 .**

Ina Dyer

AFFIANT

Sworn to and subscribed to before me this 22nd day of February, 2002.

A P. Jhne

NOTARY PUBLIC

My commission expires: 5-16-04

ANGELIQUE P. JONES
NOTARY PUBLIC AT LARGE
NELSON COUNTY, TEXAS