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 $127,550.00

John A Kraemer
Affiant

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES

Subscribed and sworn to before me, this 27th day of February, 2002.

Catherine R Vass
Notary Public
My commission expires: 05/30/04

Address of New Owner:	Send Tax Bills to:	Tax Information
John A. Kraemer	Countrywide Home Loans	161-10-0-A
5460 Village Way	718 Thompson Lane, #104	013.00CO
Nashville TN 37211	Nashville, TN 37204	

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, Sharon E. Powers, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John A. Kraemer and wife, Tara L. Kraemer, 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. 32 on the plan of Villages of Brentwood, Phase One, n/k/a Brentwood Summit, of record in Book 5200, Page 613 and amended in Book 7460, Page 62, 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 Sharon E. Powers by deed from Teena M. Bivings, now Rowland, dated April 4, 2000, recorded in Instrument No. 200004050034423, Register's Office for said County.

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 5460 Village Way, 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 27th day of February, 2002.

Sharon E. Powers
Sharon E. Powers

Davidson County DEEDWARR
Recvd: 03/05/02 08:32 2pgs
Fees:13.00 Taxes:471.94
20020305-0027166

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sharon E. Powers, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of February, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

