THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
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Davidson County DEEDWARR
Recvd: 05/09/02 10:18 2pgs
Fees:12.00 Taxes:0.00
20020509-0057207

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ***$ -0-***

James C. Dale III
Affiant

Subscribed and sworn to before me this 7th day of May, 2002.

Notary Public

My commission expires: MY COMMISSION EXPIRES MAY 30, 2004

Address New Owner as Follows:
Alice M. Krouse, Trustee
The Alice M. Krouse Trust
4000 Anderson Road, Unit # 1
Nashville, Tennessee 37217

Send Tax Bills:
Same

Map/parcel No.:
Map 136-3-A
Parcel 100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ***($10.00)*** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alice M. Krouse,** hereinafter referred to as Grantors, has bargained and sold, and by these presents does transfer and convey unto **The Alice M. Krouse Trust, dated May 7, 2002, Alice M. Krouse, Trustee,** a Tennessee revocable living trust, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Townhouse # 1, Building # 1, in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, page 88, Register's Office for said County.

Being the same property conveyed to Jack L. Krouse and wife, Alice M. Krouse, by deed of record in Deed Book 4708, Page 266, Register's Office for Davidson County, Tennessee, the said Jack L. Krouse being now deceased.

This conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Section 64-2701, et seq, of the Tennessee Code Annotated; to the by-laws for administration thereof; to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime with respect to Priest Lake Park Condominium Townhouses, of record in Book 4651, page 412, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that she is 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. Grantor does further covenant and bind itself, its heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of May, 2002.

Alice M. Krouse
Alice M. Krouse

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Notary Public in and for said County and State, the within named with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville this 7th day of May, 2002.

James C. Dale
Notary Public

My commission expires: 3/25/06

