# WARRANTY DEED

#1989-2

Davidson County DEEDWARR
Recvd: 10/28/02 14:05 2pgs
Fees:13.00 Taxes:2423.50

20021028-0131810

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 655,000.00

Edward H. Kriel Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: 9/24/2005
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Edward H. Kriel, Jr. (NAME) | "New Owners" (NAME) | MAP 104-09-0 |
| 3629 Central Avenue (ADDRESS) | (ADDRESS) | PARCEL 076.00 |
| Nashville, TN 37205 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | [FB #26W-01856] |

FOR AND 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, ~~WE~~, I, Peter Elliott, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward H. Kriel, Jr., and Marilee J. Kriel, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the westerly 50 feet of Lot No. 152 on the Plan of the Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 152 fronts 50 feet on the southerly side of Central Avenue and runs back between parallel lines, with the easterly margin of Craighead Street, 192-1/2 feet to an alley.

BEING the same property conveyed to Peter Elliott, by Warranty Deed dated August 14, 2002, from Francis H. Phillips, an unmarried man, of record in Instrument No. 20020820-0100379, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Peter Elliott pursuant to a Power of Attorney executed by him on the 23rd day of October, 2002, of record in Instrument No. 20021028-0131809, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which

CONTINUED

unimproved ( )
This is improved (X) property, known as 3629 Central Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of October, 2002

Peter Elliott

Peter Elliott
By: Kathy Hand, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

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STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____ , and that _____as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____ , by the said _____ as such _____ , and attesting the same by the said _____ as such _____ .

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 28th day of October, 2001, before me personally appeared Kathy Hand to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Peter Elliott and acknowledged that she executed the same as the free act and deed of said Peter Elliott.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

My Commission Expires: 4/10/05

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

LEGAL DESCRIPTION CONTINUATION

have been prorated and assumed by the Grantees herein.