Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/02/03 15:58 2pgs
Fees:13.00 Taxes:732.60



20030402-0043821

39-B
File #03-1136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Natalia B. Anderson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew J. Cramer, a single man and Kaelin Bale, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 9 in Block "A" of F.O. Beasley's Addition being a Subdivision of Lot No. 1 in Robert Weekley's Plan of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50.0 feet on the Northerly side of Stratton Avenue and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to Natalia B. Anderson and by deed of record in Book 9008, Page 260, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1309 Stratton Avenue, Nashville TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of March, 2003

Natalia B. Anderson _____ _____

Natalia B. Anderson

State of Tennessee)
County of Davidson)

On this 28th day of March, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Natalia B. Anderson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 198,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of March, 2003.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Matthew J. Cramer	Wells Fargo Home Mortgage	83-5-285
1309 Stratton Avenue	100 South 5th Street	
Nashville, TN 37206	Minneapolis, MN 55402	