THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 08/20/03 13:35 2pgs
Fees:13.00 Taxes:1683.50
20030820-0120725

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES: 7-09
(AFFIX SEAL)

JAMES H. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie F. Kraft (NAME)	SunTrust Bank (NAME)	MAP 104-15
2522 Ashwood Avenue (ADDRESS)	201 Fourth Avenue N.; 4th Floor (ADDRESS)	PARCEL 44
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, Russell Buster and wife, Linda Callaway

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julie F. Kraft

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 easterly 95 feet of Lot No. 73 on the Map of Sunset Park, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 73 fronts 95 feet on the northerly margin of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Russell Buster and wife, Linda Callaway by deed of record as instrument number 200001050001272, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2522 Ashwood Avenue, Nashville, TN 37212
(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 our hand s this 14th day of August, 2003

Russell Buster

Linda Callaway

STATE OF TEXAS
COUNTY OF BURNET

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell Buster and wife, Linda Callaway

the bargainor s, with whom I am personally acquainted or proved to ~~me~~ on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Marble Falls, TX, this 14th day of August, 2003.

Commission expires _____

Notary Public

DORINE FERRILL
Notary Public
STATE OF TEXAS
My Commission
Expires 04/11/2005