40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/11/03 15:43 2pgs
Fees:13.00 Taxes:141.34
20030911-0133620

ADDRESS NEW OWNER:

Keith Kraft, et al
95 White Bridge Road
Suite 117
Nashville, TN 37205

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 72-10,
PARCEL 309

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Freddie J. McLean and wife, Kanice Dee McLean ("Grantor"), have bargained and sold, and by these presents does transfer and convey unto Keith Kraft, and wife, Meryl Kraft, a one-half undivided interest, and Kenneth R. Kraft and Keith R. Kraft, Co-Trustees of the Reba Kraft Trust, a one-half undivided interest ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 21 as shown on the map entitled Charles U. Coggin's First Addition to Nashville, of record in Plat Book 421, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Freddie J. McLean and wife, Kanice Dee McLean by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8353, page 241, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1637 Northview Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant

and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8 day of Sep, 2003.

Freddie J. McLean

Kanice Dee McLean

STATE OF North Carolina)
COUNTY OF Cumberland)

Before me, the undersigned, of the state and county aforesaid, personally appeared Freddie J. McLean and wife, Kanice Dee McLean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 8 day of September 2003.

Notary Public

My Commission Expires: My Commission Expires 08/09/2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $38,200.00.

AFFIANT

Subscribed and sworn to before me
this 11 day of Sept, 2003.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007