27A
192

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Brenda C. King 8029 Arbor Drive Nashville, TN 37221	Same as New Owner	Map 128-14 Parcel 142.00
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED and NO/100 ($139,900.00) 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, **DOROTHY CRAUS, BY SHARON L. BERRY, HER COURT APPOINTED CONSERVATOR,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **BRENDA C. KING,** unmarried hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 126 as shown on the Plan of Harpeth Park, Section III, of record in Book 4175, Page 14, Register's Office for Davidson County, Tennessee.

Lot No. 126 fronts 80.98 feet along the northerly side of Arbor Drive and runs back between lines measuring 207.00 feet along its easterly margin and 192.93 feet along its westerly margin, to a line in its rear measuring 122.27 feet.

Being the same property conveyed to William V. Craus and wife, Dorothy Craus by Warranty Deed dated March 20, 1970, executed by Harpeth Builders, Inc. of record in Book 4406, Page 874, Register's Office for Davidson County, Tennessee. The said William V. Craus having since died.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except for the following:

1. A Lien of the 2003 property taxes, which taxes are being prorated between the parties hereto, the Grantors paying to the Grantee their proportionate share and the Grantee assuming payment thereof.
2. All matters as shown on subdivision plan of record in Book 4175, page 14, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/15/03 08:25 2pgs
Fees:13.00 Taxes:517.63
20031015-0152559

The undersigned further covenant and bind themselves, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 7th day of October, 2003.

Sharon L Berry, conservator

Sharon L. Berry, Conservator
(Sharon L. Berry, Court Appointed Conservator For Dorothy Craus)

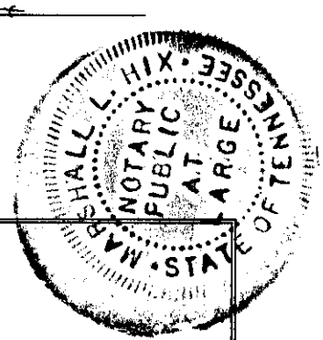
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Sharon L. Berry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Court appointed Conservator for Dorothy Craus, and that she, being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 7th day of October, 2003.

Marshall L. Hix
Notary Public

My Commission Expires: 9/25/2004



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

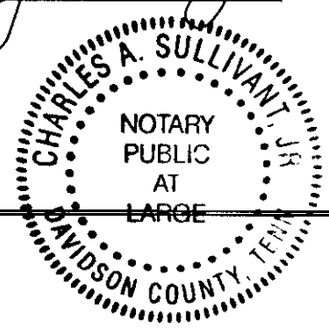
The actual consideration for this transfer is $139,900.00.

Brenda C King
AFFIANT

Subscribed and sworn to before me, this 7th of October, 2003.

Charles A. Sullivant Jr.
NOTARY PUBLIC

My Commission Expires: ~~4/26/05~~ 10/25/03



My Commission Expires