Davidson County DEEDWARR
Recvd: 12/22/03 15:41 2pgs
Fees:13.00 Taxes:721.50

20031222-0181987

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Return To:
First Title & Escrow
File Box 9B
#22117

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me,
This 15th day of December, 2003.

Notary Public

My Commission Expires: 9-25-04

Address New Owner	Send Tax Bills to:	Map-Parcel
Krohn Homes, LLC ~~620 Cloverland Drive~~ → ~~Brentwood, TN 37027~~ PO Box 756 Brentwood, TN 37027-0756	Krohn Homes, LLC P.O. Box 756 Brentwood, TN 37027-0756	117-13-B-156 CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James R. Newpart and wife, Myrna Newpart hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Krohn Homes, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee, its heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 1020 on the Plan of Abbotsford, Phase 2, of record in Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to James R. Newpart and wife, Myrna Newpart by deed from John H. Friedmann, a married man of record in Instrument No. 20030430 0057644, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in plat of record in Instrument No. 20030430-0057644, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 918 Bowring Park Nashville, TN 37215

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of December, 2003

James R. Newpart

Myrna Newpart

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Kirk C. Waite, a Notary Public in and for the said County and State, personally appeared James R. Newpart and Myrna Newpart the within named bargainors, with whom I am personally acquainted or proved to me on thebasis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, Tennessee this 15h day of December, 2003.

Notary Public

KIRK C. WAITE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:

My Commission Expires
November 27, 2004