Return To:
First Title & Escrow
File Box 9B
#22121

Prepared by:
~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP42649

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/23/03 14:06 2pgs
Fees:13.00 Taxes:765.90

20031223-0182669

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
THIS 15th DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
KROHN HOMES, LLC **P. O. Box 756** **Brentwood, TN 37204**	NEW OWNER	**117-13-B-161** **USD 4254**

FOR AND IN 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 **I, JACQUELYN R. KARR, a married woman,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KROHN HOMES, LLC**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

A residential building Site identified as Lot No. 1003, on the Plat of Abbottsford, Phase 2, of record in Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jacquelyn R. Karr, a married woman, by deed from Landstar Development, LLC, a Tennessee limited liability company, of record in Instrument Number 20010516-0050965, Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREWITH IS UNIMPROVED INVESTMENT PROPERTY AND IS NOT THE RESIDENCE OF THE GRANTOR OR ANY SPOUSE THEREOF.

This property is unimproved known as 1003 Greenwich Park, Nashville, Tennessee 37215

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 MY HAND THIS 15th DAY OF DECEMBER, 2003.

JACQUELYN R. KARR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JACQUELYN R. KARR, a married woman, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of December, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06