This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040180

Davidson County DEEDWARR
Recvd: 06/03/04 08:44 2pgs
Fees:13.00 Taxes:1071.65
20040603-0064939

Send Tax Bills To:

Same

New Owner is:
Joel W. Krane & Tracy W. Krane
733 Benton Ave
Nashville, TN 37204

MAP: 105-10
PARCEL: 326.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mark R. Burton and wife, Sandra Burton**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joel W. Krane and wife, Tracy W. Krane**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Bass Subdivision, of record in Book 11190, Page 127, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mark R. Burton and wife, Sandra Burton by Deed from Robert G. Bass and Charles DeBray dated 12/12/99, recorded 10/14/99, in Book 11703, page 196, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of May, 2004.

GRANTOR:

Mark R Burton **Mark R. Burton**

Sandra Burton **Sandra Burton**

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mark R. Burton and wife, Sandra Burton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of May, 2004.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05

M Lynn Bodden
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $. 289,635.00

Deborah L Cable
Affiant

SWORN TO and subscribed before me this 28 day of May, 2004.

Linda J. Norvell
NOTARY PUBLIC

LINDA J. NORVELL NOTARY PUBLIC AT LARGE

My commission expires:

10-3-06