FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43104

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/04 08:07 2pgs
Fees:13.00 Taxes:1757.50

20040609-0067946

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of June, 2004

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Wiseman et ux	SAME AS NEW OWNER	144-46
704 Huckleberry TL.		
Nashville, TN 37221		

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/WE,

Lee S. Kraft, Julie F. Kraft and Elsie C. Kraft, Trustee of the Irrevocable Trust Agreement of Elsie C. Kraft

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

Craig Wiseman and wife, Kimberly K. Wiseman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being in the 7th formerly the 11th Civil District of said County and State, described according to a survey made by E. L. Miller, Jr. & Co., October 11, 1962, as follows:

Beginning on the westerly margin of Tyne Boulevard at the northeast corner of the property conveyed to Christopher G. Hopkins and wife, by deed from Livingfield M. Frazer and wife, of record in Book 3460, page 116, Register's Office of said County; thence with said Hopkins northern boundary line north 86 degrees, 35' West 741 feet to an iron pin lying in the easterly line of the property conveyed to the Hillsboro Presbyterian Church of Nashville, Tennessee, by deed from Viola S. Baulch as of record in Book 2283, page 41, said Register's Office; thence with the easterly line of said Church property north 17 degrees 22' east 228.2 feet; thence south 85 degrees 50' east 627 feet to the westerly margin of Tyne Boulevard; thence with the same south 11 degrees 55' east 222 feet to the beginning, containing 3.4 acres, more or less.

Being the same property conveyed to Elsie C. Kraft, Trustee of the Irrevocable Trust Agreement of Elsie C. Kraft by deed from Elsie C. Kraft, of record in Book 9901, page 149, and by deed from William S. Hofstetter, Trustee, of record in Book 4747, page 585 and from Livingfield M. Frazer et ux, of record in Book 3530, page 51, Register's Office for Davidson County, Tennessee. Trust has expired and property distributed to Lee S. Kraft and Julie F. Kraft. Elsie C. Kraft, Trustee, joins in this instrument for the purpose of conveying whatever interest she might have in the subject property.

This property has never been the marital residence of Lee S. Kraft or Julie F. Kraft nor any spouse of theirs.

Unimproved ( )
This is improved (X) property known as 1907 Tyne Boulevard, Nashville, TN 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/our hand(s) this 7th day of June, 2004

Lee S. Kraft

Julie F. Kraft by Lee S. Kraft, AIF

Elsie C. Kraft, Tr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Lee S. Kraft and Elsie C. Kraft, Tr. bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 2004

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 7th day of June, 2004, before me personally appeared LEE S. KRAFT, to me known to be the person who executed the foregoing instrument in behalf of JULIE F. KRAFT, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said JULIE F. KRAFT, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENN.