THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18575G

Davidson County DEEDWARR
Recvd: 07/28/04 11:23 2pgs
Fees:13.00 Taxes:268.25
20040728-0090228

MAP/GROUP/PARCEL: 105-10A/204

NEW OWNER'S NAME AND ADDRESS:
Gary D. Kraen
2020 Beech Avenue, Unit C-14
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Cristi L. Knox, an unmarried woman, hereinafter called Grantor, does hereby transfer and convey unto Gary D. Kraen, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being UNIT No. B-1, on the plan of BeechTree Condominiums, according to the Master Deed of record in Book 11174, page 284, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 332, page 130, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 2020 Beech Avenue, Unit B-1, Nashville, TN 37204.

BEING the same property conveyed to Grantor herein by deed of record in Book 11743, Page 534, Register's Office for County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Cristi L. Knox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Cristi L. Knox, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 22nd day of July 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $72,500.00.

AFFIANT

Sworn to and subscribed before me, this the 22nd day of July 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006