FILE Box 1

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43582

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$54,000.00.**

Maurice Karr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MORGAN I. KARR et al **173 Carnavon Parkway** **Nashville, TN 37205**	**SAME**	**107-140-035**

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 **We, MAURICE J. KARR and wife, JOY R. KARR**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MORGAN I. KARR and PRICE A. KARR, as Tenants in Common with a 50% undivided interest to each party,**

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:

LAND IN Davidson County, Tennessee, being Lot No. 382, on the Plan of Miro Meadows Addition No. 4, as of record in Book 2083, page 14, Register's Office for said County.

SAID Lot No. 382, fronts 60 feet on the easterly side of Kirby Avenue and runs back 192.7 feet on the northerly line and 179.2 feet on the southerly line to a dead line measuring 61.4 feet thereon.

BEING the same property conveyed to Maurice J. Karr and wife, Joy R. Karr by Quitclaim Deed from Maurice Karr, Trustee with full power to sell, convey, transfer, mortgage or encumber without joinder of a beneficiary, of record in Instrument Number 20041221-0151283 **Register's Office for Davidson County, Tennessee.**

This is Improved property known as **910 Kirby Avenue, Nashville, Tennessee 37217**

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 our hands this _____ day of November, 2004.

Maurice J Karr
MAURICE J. KARR

Joy R Karr
JOY R. KARR

Davidson County DEEDWARR
Recvd: 12/21/04 07:42 2pgs
Fees:13.00 Taxes:199.80

20041221-0151284

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 MAURICE J. KARR and wife, JOY R. KARR, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30 day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

