#9178 Box 13

ADDRESS NEW OWNER ~~AND SEND TAX BILLS~~
TRACY MIDDLETON
148 Briar Circle
Antioch, TN 37013

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Send Tax Bills to:
Greenpoint Mortgage Funding, Inc.
3650 Mansell Road, Ste 440
Alpharetta, GA 3022

MAP PARCEL NUMBER:
59 - 12 - 71

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THREE THOUSAND DOLLARS ($73,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KRAMER INVESTMENT PROPERTIES, LLC, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to TRACY MIDDLETON, a unmarried hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 98 on the Plan of Highland Trace, Section Two, of record in Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Kramer Investment Properties, LLC by deed dated March 13, 2003 and recorded April 1, 2003 of record in Instrument No. 20030401-0042692, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2421/2423 Woodale, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that it 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 as herein provided.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 02/01/05 14:53 2 pgs
Fees:13.00 Taxes:270.10
20050201-0011797

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 18 day of January, 2005.

KRAMER INVESTMENT PROPERTIES, LLC

By: _____

Title: Signing Agent

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared TIMOTHY D. FERGUSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Signing Agent for KRAMER INVESTMENT PROPERTIES, LLC, the within named bargainor, a limited liability company, and that he as such Signing Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Signing Agent.

WITNESS my hand and seal at office this 18 day of January, 2005.

Shari L. Wilkes
NOTARY PUBLIC

SHARI L. WILKES NOTARY PUBLIC AT LARGE SUMNER CO., TENN. COMM. EXP. 2-4-07

My Commission Expires:

_____

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ Davidson

The actual consideration or value, whichever is greater for this transfer is $73,000.00.

Heidi Jo Clayton
AFFIANT

Subscribed to and sworn before me, this the 18 day of January, 2005.

Beth Triplett
NOTARY PUBLIC

My Commission Expires:

5/28/04

BETH TRIPLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/28/2008

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