Davidson County DEEDWARR
Recvd: 02/10/05 10:02 2 pgs
Fees:13.00 Taxes:272.17
20050210-0015420

ADDRESS NEW OWNERS and
SEND TAX BILLS:
CLAY KELTON and
REBECCA POWELL
222 Rose Street
Nashville, TN 37210

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

MAP PARCEL NUMBER:
119 - 1 - 208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THREE THOUSAND FIVE HUNDRED SIXTY DOLLARS ($73,560.00), 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 CLAY KELTON, unmarried, and REBECCA POWELL, unmarried, tenants in common with right of survivorship, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee,

Being Lot No. 160 and the westerly 40 feet of Lot No. 161 on the map of Overhill City and W. H. Fox Subdivision, as of record in Deed Book 332, Page 21, Register's Office for said County.

Being the same property conveyed to Kramer Investment Properties, LLC by Substitute Trustee's Deed dated April 22, 2003 and recorded May 5, 2003 of record in Instrument No. 20030505-0059718, 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 222 Rose Street, Nashville, Tennessee 37210.

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

GRANTOR covenants with GRANTEES 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 GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

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

Executed on this 8 day of February, 2005.

KRAMER INVESTMENT PROPERTIES, LLC

By: _____

Title: Chief Mgr.

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared KEVIN COLLIER, 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 Chief Manager of KRAMER INVESTMENT PROPERTIES, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal at office this 8 day of February, 2005.

_____
NOTARY PUBLIC

My Commission Expires:

10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $73,560.00.

_____
AFFIANT

Subscribed to and sworn before me, this the 8 day of February, 2005.

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

_____
NOTARY PUBLIC

My Commission Expires:

_____

OLDHAM & FERGUSON
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HENDERSONVILLE, TN
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